PUBLIC NOTICE
WILLIAMSBURG CITY COUNCIL

City Council will hold public hearings on Thursday, September 10, 2020, at 2:00 P.M. in the Council Chambers of the Stryker Center, 412 North Boundary Street. Should the COVID-19 restrictions imposed by the Governor of Virginia change, City Council may hold this meeting electronically. In that event, written comments will be accepted by City Council by sending an email to virtualcitycouncil@williamsburgva.gov. Members of the public may participate in the meeting. Please check the City's website at www.williamsburgva.gov for more information prior to the meeting date. City Council will consider the following:

A. **PCR#20-013:** Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to amend the Comprehensive Plan designation for 504, 506, 510, 520, and 580 North Henry Street from Colonial Williamsburg Support to High-Density Multifamily Residential.
B. **PCR#20-014**: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to rezone 504, 506, 510, 520, and 580 North Henry Street from Museum Support MS to Limited Business Downtown District LB-1 with proffers.
C. **PCR#20-015**: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to increase the density allowed in the Limited Business Downtown District LB-1 from 14 units per net acre to 19 units per net acre for properties located at 504, 506, 510 and 520 North Henry Street.
D. **PCR#20-018:** Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to add Section 21-626 and to amend Section 21-782(e) of the Zoning Ordinance to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under Section 21-782 of the Zoning Ordinance.
E. **PCR#20-019**: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to encroach into 30% slopes for the redevelopment of the Governor's Inn site for the proposed construction of up to 162 apartments and associated infrastructure at 504, 506, 510 and 520 North Henry Street.
F. **PCR#20-002**: Zoning Text Amendment to Section 21-607 of the Zoning Ordinance pertaining to Special Yard Regulations concerning open decks, unenclosed porches, balconies and the enclosure of existing unenclosed porches.
G. **PCR#20-008:** Zoning Text Amendment to Article VI, Signs, by amending Section 21-749(a)(3) of the Zoning Ordinance pertaining to prohibited signs in all sign districts.

Additional information on these cases is available at www.williamsburgva.gov/publicnotice.

If you are disabled and need an accommodation to participate in the public hearings, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than noon, Thursday, September 3, 2020.

Sandi Filicko
Clerk of Council

CITY OF WILLIAMSBURG
MEMORANDUM

DATE: **August 21, 2020**

SUBJECT: **PCR#20-002**
Zoning Text Amendment to Article IV. Supplemental District Regulations by amending Section 21-607 Special yard regulations pertaining to open decks, unenclosed porches, balconies, and the enclosure of existing unenclosed porches.

The Board of Zoning Appeals on November 5, 2019, directed staff to draft an ordinance for consideration by Planning Commission and City Council to amend the Zoning Ordinance to address the encroachment of open decks and porches into the side and rear yards.

This amendment is due to the number of requests for unenclosed porches that encroach into a required yard setback to become fully enclosed as part of the primary structure's footprint, thereby making the primary structure non-conforming.

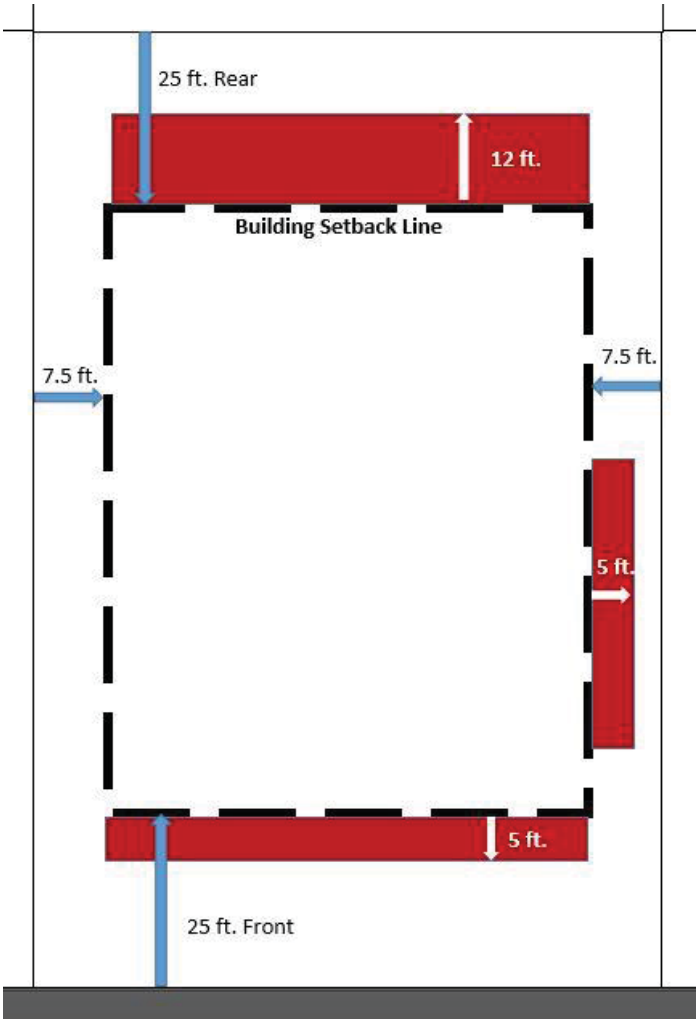
The Board of Zoning Appeals reviewed the proposed amendment on February 4, 2020, and supports the proposed ordinance.

CURRENT REGULATIONS

Zoning

Article IV Section 21-607 Special yard regulations currently allows:

(c) Unenclosed porches, terraces, balconies and decks may extend five-feet into a required front yard, five-feet into a required side yard, and 12 feet into a required rear yard. "Unenclosed" shall mean no side enclosure, other than railings, that is more than 18 inches in height, exclusive of screens.



PROPOSED ORDINANCE

The following sections of the City's Zoning Ordinance require updating per the attached ordinance:

- Amend Section 21-607(c) Open decks may extend five feet into a required front yard, five-feet into a required side yard, and 12 feet into a required rear yard. "Open deck" shall mean a deck with no roof and no side enclosure other than railings, and which does not have permanent foundations.
- Add Section 21-607(d) Unenclosed porches and balconies shall not project into any required yard areas. "Unenclosed porches or balconies" shall mean a porch or balcony with a roof but no side enclosure, other than railings or screens.
- Add Section 21-607(e) Enclosure of existing unenclosed porches encroaching into a required set back is permitted only with a Special Exception.
- Renumbering Section 21-607 (d), (e), and (f) for the above changes.

ANALYSIS

Staff has received several requests for unenclosed porches that currently encroach into the required yard setback, to become fully enclosed as part of the footprint of the primary structure. The homeowner is required to go to the Board of Zoning Appeals and receive a variance, thereby making the primary structure non-conforming. The proposed ordinance would prevent future construction of unenclosed porches into the required setback. The building setbacks are designed to maintain a standard yard requirement in each zoning district. When multiple homes are requesting expansion into the required setback, the Zoning District's uniformity is compromised. Additionally, recent new construction of houses has shown that developers are building the home's footprint to the limit of the setback and then extending the roofline as far as possible to create unenclosed porches in the front, side, and rear yards. These houses are closer to the street and adjacent homes resulting in diminished side and rear yards.

The proposed ordinance would not prevent homeowners from constructing unenclosed porches so long as they are located within the approved building setbacks.

For homeowners who currently have an unenclosed porch with a roof and existing foundation that extends into the required setback, the proposed ordinance requires a special exception for the enclosure rather than a variance.

A special exception is a use that is permitted under the zoning ordinance so long as the conditions for its availability outlined in the ordinance are met, and the proposed use does not infringe the health, safety, and welfare of the community.

A variance is a form of relief from the zoning ordinance to permit the use of land in a way that is not otherwise permitted under the ordinance. Variances are granted where the terms of the zoning ordinance, if applied, would impose an unnecessary hardship on the landowner, rendering the property virtually useless. Absent a hardship; a variance should not be granted.

STAFF RECOMMENDATION

Staff recommends amending Section 21-607 Special yard regulations pertaining to open decks, unenclosed porches, balconies, and the enclosure of existing unenclosed porches as proposed in the attached ordinance.

PLANNING COMMISSION

Planning Commission held a public hearing on August 19, 2020. One citizen spoke on the request.

Planning Commission recommended to City Council by a vote of 6-0-1, to amend Section 21-607 Special yard regulations pertaining to open decks, unenclosed porches, balconies and the enclosure of existing unenclosed porches as proposed in the attached ordinance.

CITY COUNCIL PUBLIC HEARING

A City Council public hearing is scheduled for their regular meeting on September 10, 2020, in the Council Chambers of Stryker Center at 2:00 p.m. Should the COVID-19 restrictions imposed by the Governor of Virginia change, City Council may hold this meeting electronically. In that event, written comments will be accepted by City Council by sending an email to virtualcitycouncil@williamsburgva.gov. Members of the public may participate in the meeting. Please check the City's website at www.williamsburgva.gov for more information prior to the meeting date.

Heather Markle
Zoning Administrator

PROPOSED ORDINANCE #20-

AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE IV, SUPPLEMENTAL DISTRICT REGULATIONS
SECTION 21-607 SPECIAL YARD REGULATIONS
(PCR# 20-002)

These revisions to Chapter 21, Zoning, are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21, as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article IV. Supplemental District Regulations shall be amended to read as follows:

ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS

Sec. 21-607. Special yard regulations.

(a) Except as specified in this section, and except for permitted accessory buildings, a required yard shall be open and free from any building.

(b) A bay window which is not more than ten feet wide may extend three feet into a required front or rear yard.

~~(c) Unenclosed porches, terraces, balconies and decks may extend five feet into a required front yard, five feet into a required side yard, and 12 feet into a required rear yard. "Unenclosed shall mean no side enclosure, other than railings, that is more than 18 inches in height, exclusive of screens.~~

(c) Open decks may extend five-feet into a required front yard, five-feet into a required side yard, and 12 feet into a required rear yard. "Open deck" shall mean a deck with no roof and no side enclosure other than railings, and which does not have permanent foundations.

(d) Unenclosed porches and balconies shall not project into any required yard areas. "Unenclosed porches or balconies" shall mean a porch or balcony with a roof but no side enclosure, other than railings or screens.

(e) Enclosure of existing unenclosed porches encroaching into a required set back is permitted only with a Special Exception.

~~(d)~~ (f) The ordinary projections of chimneys and flues may extend into a required yard.

~~(e)~~ (g) Mechanical or HVAC equipment may be located in a required side or rear yard, but on corner lots shall not project beyond the required side yard on the street side of the corner lot.

~~(f)~~ (h) The front, side and rear yard requirements of this chapter shall not apply to any necessary retaining wall or required screening fence.

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____ _____

Douglas G. Pons, Mayor

Attest: _____

Sandi Filicko, Clerk of Council

CITY OF WILLIAMSBURG
MEMORANDUM

DATE: **August 21, 2020**

SUBJECT: **PCR#20-008:** Zoning Text Amendment to Article VI, Signs, Section 21-749 of the Zoning Ordinance pertaining to Signs specifically to prohibited signs in all sign districts.

This is a request to amend Article VI, Signs, Section 21-749(a)(3) of the Zoning Ordinance by adding additional text to prohibited uses for moving devices, as well as costumes and signs held or worn by a person that is in motion by any means, including fluttering or rotating as outlined in the attached proposed ordinance. Staff has received complaints concerning individuals dressed in costume displaying signs or advertising signs on and off-premise in the City.

CURRENT REGULATIONS

Zoning

The statement of intent for Article VI – Signs reads:

> The intent of this article is to establish limitation on signs to ensure that they are appropriate to the neighborhood, building or use to which they are appurtenant and are adequate, but not excessive, for their intended purpose as a means of communication without adverse impact on the visual character of the area; to ensure that signs are compatible with their surroundings: to maintain and enhance the aesthetic environment of the Colonial Williamsburg Historic Area, the city and its entrance corridors; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; to avoid visual clutter that is potentially harmful to traffic and pedestrian safety; property values, and community appearance; and to enable the fair and consistent enforcement of these sign regulations. Any display of off-premises signs is considered inappropriate to the character and sound development of the city, and it is intended by this article that street and highway rights-of-way in the city shall not be made available for such display unless otherwise permitted on immediately adjacent property, on private property or public rights-of-way that are erected and maintained by the City of Williamsburg, or on public rights-of-way erected by a governmental entity authorized by City Council.

The Zoning Ordinance currently prohibits off-premise signage and portable signs. It also prohibits any sign consisting of pennants, ribbons, spinners, blades, inflatables, or other similar moving devices. Staff is proposing to tighten section 21-749(a)3 of the

Zoning Ordinance to prohibit floating and stationary balloons, a string of flags, sail/feather signs, inflated devices or other similar moving devices, as well as costumes and signs held or worn by a person that is in motion by any means, including fluttering or rotating. This change will help with enforcement and better define signs that are prohibited in the City.

STAFF RECOMMENDATION

That Planning Commission recommends to City Council adoption of the proposed ordinance.

PLANNING COMMISSION

Planning Commission held a public hearing on August 19, 2020. No one spoke on the request.

Planning Commission recommended to City Council by a vote of 6-0-1, to amend 21-749(a)3 of the Zoning Ordinance to prohibit floating and stationary balloons, a string of flags, sail/feather signs, inflated devices or other similar moving devices, as well as costumes and signs held or worn by a person that is in motion by any means, including fluttering or rotating as outlined in the attached ordinance.

CITY COUNCIL PUBLIC HEARING

A City Council public hearing is scheduled for their regular meeting on September 10, 2020, in the Council Chambers of Stryker Center at 2:00 p.m. Should the COVID-19 restrictions imposed by the Governor of Virginia change, City Council may hold this meeting electronically. In that event, written comments will be accepted by City Council by sending an email to virtualcitycouncil@williamsburgva.gov. Members of the public may participate in the meeting. Please check the City's website at www.williamsburgva.gov for more information prior to the meeting.

Carolyn A. Murphy

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director

ORDINANCE #20-__
PROPOSED ORDINANCE #20-

AN ORDINANCE AMENDING CHAPTER 21, ZONING,
(PCR #20-008)

These revisions to Chapter 21, Zoning, are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article VI. Signs, Sec. 21-749. – Signs prohibited in all sign districts, shall be amended to read as follows:

ARTICLE VI. SIGNS

Sec. 21-749. Signs prohibited in all sign districts.

(a) The following types of signs are prohibited in all sign districts.

(3) Any sign that consists of pennants, ribbons, spinners, blades, inflatables, floating and stationary balloons, a string of flags, sail/feather signs, inflated devices or other similar moving devices, as well as costumes and signs held or worn by a person that is in motion by any means, including fluttering or rotating. ~~These devices, when not part of any sign, are similarly prohibited.~~

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted:

_____
Douglas G. Pons, Mayor

Attest: _____
Sandi Filicko, Clerk of Council

[PC\PCR\2020\20-008 OD1]

CITY OF WILLIAMSBURG
MEMORANDUM

DATE: **August 21, 2020**

SUBJECT: **PCR#20-013:** A request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to amend the Comprehensive Plan designation for 504, 506, 510, 520 and 580 North Henry Street from Colonial Williamsburg Support to Mixed-Use.

PCR#20-014: A request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to rezone 504, 506, 510, 520, and 580 North Henry Street from Museum Support MS to Limited Business Downtown District LB-1 with proffers.

PCR#20-015: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to increase the density allowed in the Limited Business Downtown District LB-1 with proffers from 14 units per net acre to 19 units per net acre for properties located at 504, 506, 510 and 520 North Henry Street.

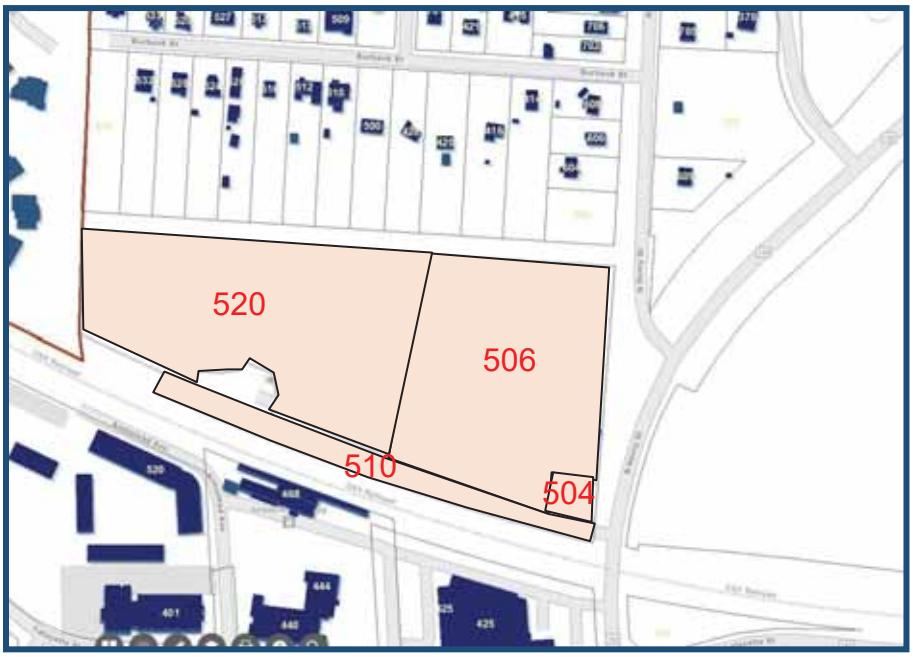
PCR#20-018: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to add Section 21-626 and to amend Section 21-782(e) of the Zoning Ordinance to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under Section 21-782 of the Zoning Ordinance.

PCR#20-019: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to encroach into 30% slopes for redevelopment of the Governor's Inn site for the proposed construction of up to 162 apartments and associated infrastructure at 504, 506, 510 and 520 North Henry Street.

PROPOSAL

The current site at 506 North Henry Street contains a hotel with 200 rooms and 190 parking spaces on approximately 4.7 acres. Our records indicate the original hotel constructed in 1964 contained 72 hotel rooms. In 1987, a 128-room addition (SPR#87-001), increasing hotel rooms to today's 200 rooms. The other three parcels are vacant except to provide access to the Dominion substation at 580 North Henry Street.

The applicant is under contract to purchase four parcels from the Colonial Williamsburg Foundation, the current hotel site at 506 North Henry Street, and three adjoining parcels at 504, 510, and 520 North Henry Street for construction of a new apartment complex with up to 162 units. The gross acreage of the four parcels is 11.33 acres, with 8.60 net developable acres.



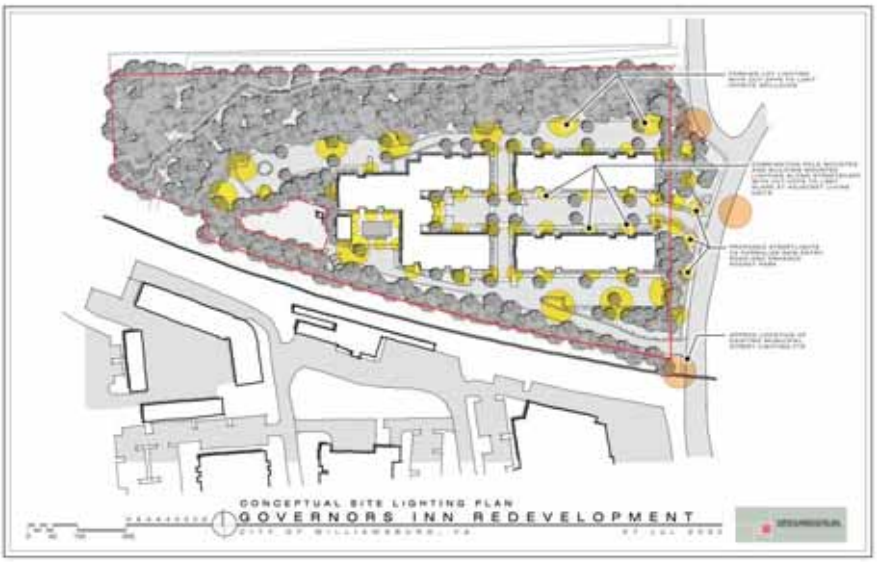
Castle Development Partners, LLC, proposes to demolish the existing buildings for the construction of multiple buildings with up to 162 apartments consisting of one-bedroom and two-bedroom units. They anticipate approximately 65 to 70 one-bedroom units and 82 to 92 two-bedroom units based on the conceptual site plan. A typical one-bedroom unit will be approximately 789 square feet in size, with a two-bedroom unit being approximately 1,300 square feet, excluding balconies for both unit types.

The applicant is proffering 13% of the 162 units at a market reduced rate to persons earning no more than 80% of the Williamsburg median family income as determined by the United States Department of Housing and Urban Development (HUD) for the first 15-years. The rent for these units is defined by HUD and will be income and rent-restricted if the proffer is accepted. Rents proposed for the market-rate units are one-bedroom at $1,390 and $1,560 for the two-bedroom units. For the rent-restricted units, the rates are one-bedroom $1,112 and $1,248 for the two-bedroom units.

The property is bounded to the north by the Highland Park neighborhood, to the east by North Henry Street, to the south by the CSX rail lines and Dominion sub-station, and the west by residential development in York County. Amenities for the project proposed are a clubhouse, swimming pool, entertainment lounge/club room, fitness center, pet washroom, car wash station, rooftop beer garden, dog park, indoor bike garage with surface and garage parking. Fire monitors and sprinklers will be provided in the buildings.

The applicant proposes relocating one existing entrance further north to provide additional separation to the railroad tracks on North Henry Street. This entrance will be used to enter the property, with two entrances being used to exit the property. Access to the Dominion sub-station will be provided, as shown on the conceptual site plan.

Parking required for the 162-unit project is 266 parking spaces, and 268 spaces are proposed. A combination of pole-mounted and building-mounted fixtures is proposed for lighting with cut-offs to limit glare onto adjacent properties as shown on the conceptual lighting plan.

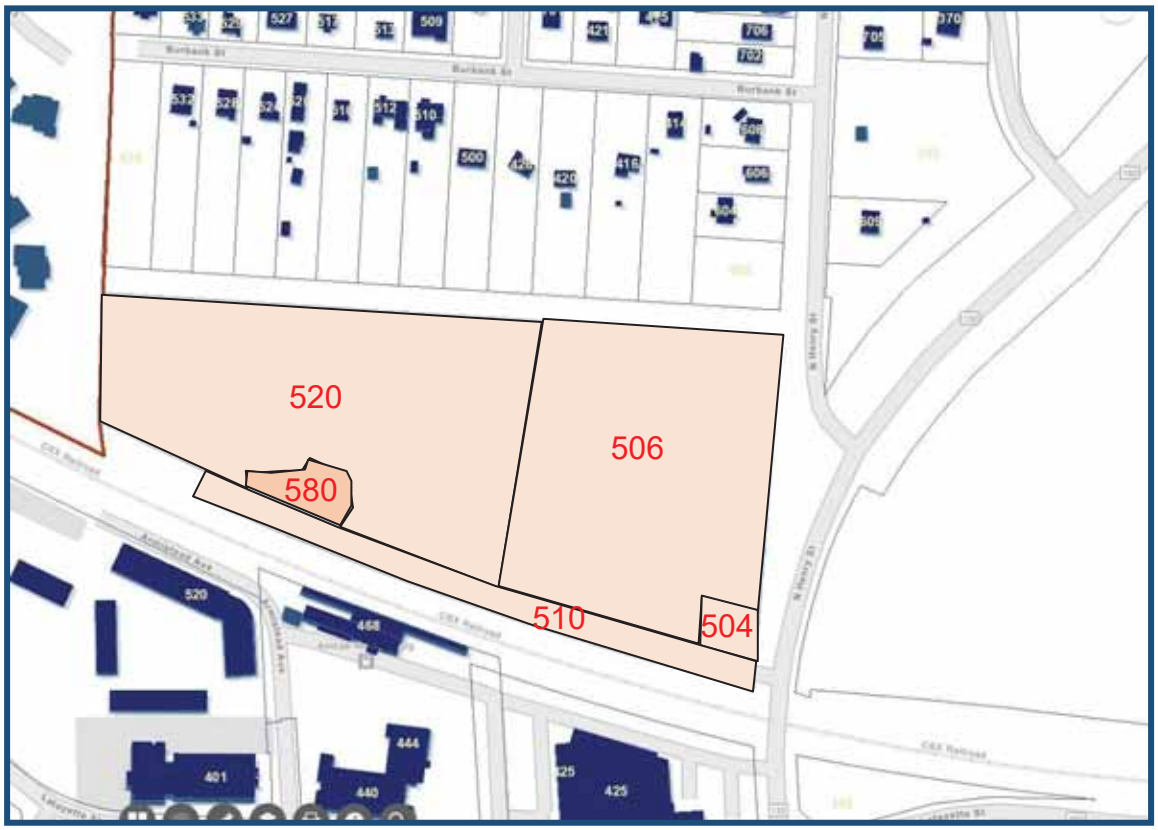


The developer proposes to relocate the WATA bus stop with no shelter from the northeast side of the entrance to the south side of the entrance of Highland Park to allow for a bus stop containing a shelter for residents of Highland Park and the proposed development.

New five-foot sidewalks are proposed along North Henry Street by the developer. A trash compactor is proposed to collect trash for the development.

APPLICANT REQUESTS

PCR#20-013: **Comprehensive Plan Change**
Castle Development Partners, LLC, and the Colonial Williamsburg Foundation are requesting to amend the Comprehensive Plan designation for 504, 506, 510, 520, and 580 North Henry Street from Colonial Williamsburg Support to Mixed-Use. This request rezones four properties under contract with Castle Development Partners LLC and the Dominion substation lot owned by the Colonial Williamsburg Foundation.



CURRENT COMPREHENSIVE PLAN DESIGNATION

The 2013 Comprehensive Plan designates this property as Colonial Williamsburg Support. The 2013 Plan states:

> *"The Colonial Williamsburg Support uses include a variety of commercial and industrial facilities that support the functioning of the Colonial*

Williamsburg Historic District. The Visitor Center, Bruton Height Education Campus, and the Colonial Williamsburg Nursery fall under this category. This category is implemented by the MS zoning district."

PROPOSED COMPREHENSIVE PLAN DESIGNATION

The applicant proposes to designate these properties as Mixed-Use. The Mixed-Use category of the 2013 Comprehensive Plan states:

"The Mixed-Use land use category is intended to provide a degree of flexibility in land uses to be developed in areas suitable for a mixture of residential and commercial uses. Incorporating a potential range of residential, office, and moderately scaled commercial uses, mixed-use development should be subject to a thorough urban design review which stresses quality architecture, proper building siting, and well-designed landscaping. Equally important, this category should promote the preservation, revitalization, and adaptive reuse, where appropriate, of existing historic structures. The density of the residential component of mixed-use development should be appropriate to the character of the area. *Mixed-Use* land use is designed to be more limited than Downtown Commercial, Corridor Commercial and Urban Commercial land use, but more flexible than Office land use.

Mixed-Use is implemented by the LB-1 Limited Business Downtown District for the *North Henry/North Boundary Street* area north of Merchants Square, the *South Henry Street Residential* area south of Merchants Square, and the Blayton Building property at 613 Scotland Street. The LB-1 zoning district allows a mixture of residential and commercial uses that are more restricted than the adjacent B-1 Downtown Business District. Residential uses are allowed at a base density of 14 dwelling units/net acre, with increased density allowed with a special use permit. The primary consideration for the approval of increased density should be how the scale and character of the proposed project relates to its immediate surroundings and to the Downtown Planning Area as a whole. To address the increased need for senior housing in the future, special provisions should be added to allow senior housing with reduced off-street parking requirements with a special use permit. Residential yard and height requirements should also be imposed to preserve the transitional scale and character of the area.

Mixed-Use is implemented by the LB-2 Limited Business Neighborhood District for the *Arts and Cultural District* area on Richmond Road and the area south of Berkeley Middle School on Strawberry Plains Road. The LB-2 District allows a range of uses including single-family and duplex dwellings, banks, bakeshops, hotels with 10 or less rooms, museums and art galleries, offices, restaurants and retail stores. More intensive uses, such as multi-family dwellings, hotels with more than 10 rooms, larger restaurants and retail stores, and buildings with a floor area exceeding

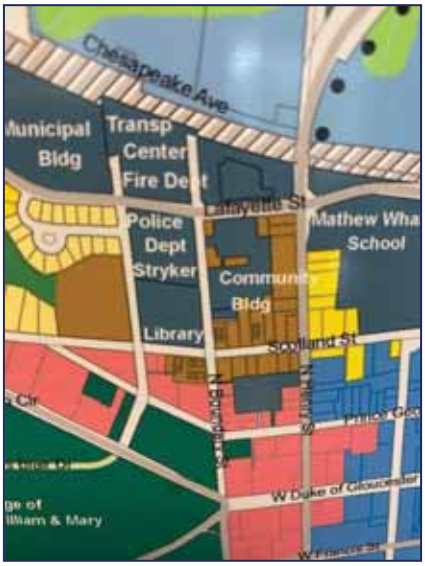
10,000 square feet require a special use permit. Residential uses are allowed at a base density of 8 dwelling units/net acre, and up to 14 dwelling units/net acre with a special use permit.

Mixed-Use is implemented by the revised LB-3 Limited Business Residential District for area between Penniman Road and the CSX Railroad, and for the area around The Beeches at 1030 Capitol Landing Road, both located in the Northeast Triangle Planning Area. The revised LB-3 District allows a range of uses including single family and duplex dwellings, banks, bake shops, hotels and timeshares, museums and art galleries, offices, restaurants and retail stores. Special use permits will be required for permitted residential uses (townhouses and multi-family dwellings) and for buildings with a floor area exceeding 10,000 square feet. Residential density is 14 dwelling units/net acre. The existing zoning for these areas should remain in place until an acceptable development is presented for rezoning to a revised LB-3 zoning district."

ANALYSIS

At the Planning Commission meeting on January 29, 2020, the Commission discussed the potential sale of this property as part of our Comprehensive Plan update. After the discussion, the Commission determined this property was not suitable for commercial use due to its location and distance from Merchant's Square. The Commission directed staff to review multi-family zoning districts and return with recommendations. The Commission stated they prefer commercial development starting from Merchant's Square outward.

In the current Comprehensive Plan, Mixed-Use is used to provide flexibility in land uses and density. It allows flexibility in density with increased permitted density with a special use permit based on the zoning classification for an individual property. It is designed to be more limited than Downtown Commercial, Corridor Commercial, and Urban Commercial land use, but more flexible than Office land use.



STAFF RECOMMENDATION

Staff supports a mixed-use designation for these five properties because The Colonial Williamsburg Foundation will no longer own four of the five properties. The fifth property not owned by the Foundation does not directly support the Colonial Williamsburg Foundation. A mixed-use designation will continue this designation, which is currently along North Henry Street and Scotland Street, as shown on the Comprehensive Plan Map.

PCR#20-014: **Rezoning from MS to LB-1 with proffers**
Castle Development Partners, LLC, and the Colonial Williamsburg Foundation are requesting to rezone 504, 506, 510, 520, and 580 North Henry Street from Museum Support MS to Limited Business Downtown District LB-1 with proffers for the four lots under contract. They propose to rezone the remaining parcel owned by the Colonial Williamsburg Foundation housing the Dominion sub-station to provide consistent zoning.

CURRENT ZONING
This parcel is currently zoned Museum Support. The Statement of Intent for the Museum Support MS reads:

> *"This district is established to allow uses that are related to and support the functioning of the Colonial Williamsburg historic area. The most intensive uses may be allowed with special permits, to ensure compatibility with the Colonial Williamsburg historic area and surrounding residential neighborhoods."*

PROPOSED ZONING
The applicant is proposing to rezone these properties to Downtown Limited Business LB-1. The Statement of Intent Limited Business Downtown District LB-1 reads:

> *"This district is established to allow a mixture of residential, office and commercial uses in the areas north and south of the B-1 Downtown Business District that are designated by the Comprehensive Plan as Mixed-Use land use. Residential yard requirements are imposed to help maintain the residential scale and character of the areas. Increased residential density and higher intensity uses such as parking garages may be allowed with the issuance of a special use permit."*

ANALYSIS
At the Planning Commission meeting on January 29, 2020, the Commission discussed the potential sale of this property. After the discussion, the Commission determined this property was not suitable for commercial use due to its location and distance from Merchant's Square. The Commission directed staff to review multi-family zoning districts and return with recommendations. The Commission stated they prefer commercial development starting from Merchant's Square outward.

Based on this recommendation, staff reviewed the multi-family zoning districts, and the proposed LB-1 district is an appropriate zoning district for this location. This continues the LB-1 Limited Business Downtown District currently for the block

surrounded by North Henry, Scotland Street, North Boundary Street, and Lafayette Street to include this property. The Blayton Building property at 613 Scotland Street is also currently zoned LB-1. It provides consistent zoning, setbacks, height, and other zoning requirements.

The applicant is proffering 13% of the proposed units to be income and rent-restricted geared to those individuals earning 80% or below the area's family median income. These units will be distributed throughout the development. With the proposed 162 units, 21 of the proposed units will be at the rent-restricted rate if the proffer is accepted.

The Williamsburg Area Association of Realtors' study was completed in May 2018. This study was reviewed as part of the Housing Chapter of the Comprehensive Plan update. It estimates median gross rents in the City of $1,093. This is due to the amount of rental housing available, low vacancy rates, and more upscale units in the City. The study notes affordable workforce housing median rent costs with inflation in 2018 at $854. The applicant is not proposing workforce housing but rent-restricted housing.

STAFF RECOMMENDATION
Staff recommends approval of the requested rezoning to LB-1 and the proffer because this will allocate 21 units for fifteen years with a rent-reduction and limits rental of those units to persons earning 80% of the median family income applicable to Williamsburg.

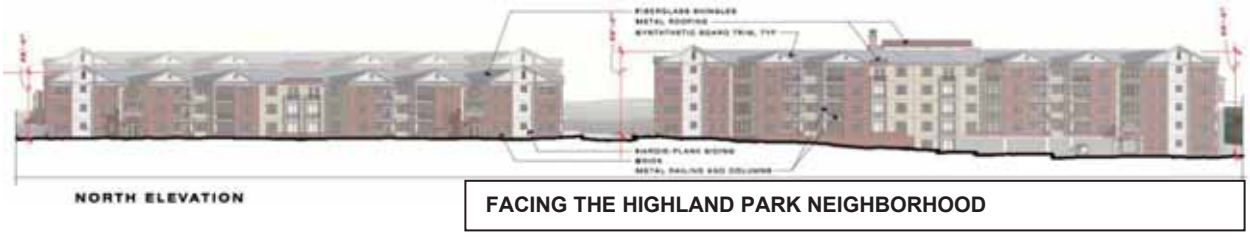
PCR#20-015: **Special Use Permit to Increase Density**
This is a request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to increase the density allowed in the Limited Business Downtown District LB-1 with proffers from 14 units per net acre to 19 units per net acre for properties located at 504, 506, 510 and 520 North Henry Street.

The LB-1 zoning district allows 14 dwelling units per net developable acre by right. With 8.6 net developable acres for the four parcels, 120 units are allowed by right if the properties are rezoned. The applicant is proposing to increase the density from 14 to 19 units per net acre, resulting in 163 units being allowed on the four parcels. They are proffering 162 units, with 13% of the units or 21 units being rented at a reduced rate to those earning 80% or below the area's family median income. The increase in density allows 42 additional units for the development as proposed by the applicant.

To increase density requires a special use permit being granted meeting the special use section 21-42 of the Zoning Ordinance. In addition, the city council shall consider the quality of the building and site design of the proposed development; and how the scale and character of the development relate to its immediate surroundings and to the downtown area as a whole.

Five buildings are proposed to house the apartments with parking underneath Buildings C & E. They propose to develop the property in four levels to coordinate with the natural terrain. This allows the street-fronting residential buildings (A & B) to step down along with the site, with 3-story facades on the low-side and 2-story facades on the high side. The rear buildings (C, D & E) anchors the complex with a central clubhouse,

fitness and pool complex, and residential wings extending from this core with 3-story to the public side and two stories to the poolside. The wings overlooking the wetlands are 4-story dwelling units with underground parking. The height allowed in the LB-1 district is 35 feet from grade. The grade is defined in the Zoning Ordinance as a reference plane representing the average of the finished surface of the ground adjoining the exterior of the front building wall.



Architectural Review Board
The Architectural Review Board reviewed and approved the project's conceptual design at their May 26, 2020 (ARB#20-052) meeting. General comments from the Architectural Review Board were; this is a big improvement from the current buildings, the design looks great; it has a nice mix of material and expressed this is a good project.

Site Plan Review Committee
The Site Plan Review Committee met on this proposal at their June 17th meeting. Concerns raised at the meeting were construction on the 30% slopes, the number of income-restricted units, trash collection, bike locations, screening from Highland Park, and sidewalks.

SPECIAL USE PERMIT
The special use permit section of the Zoning Ordinance (Sec. 21-42) establishes the following criteria for special use permits:

(a) *The proposed use shall be:*
- (1) *In harmony with the adopted comprehensive plan;*
- (2) *In harmony with the intent and purpose of the zoning district in which the use is proposed to be located;*
- (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*

(b) *The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection, and public water and sewer facilities.*

(c) *The proposed use shall not result in the destruction, loss, or damage of any feature determined to be of significant ecological, scenic or historic importance.*

(d) *The proposed use shall be designed, sited, and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.*

Additional reasonable standards as deemed necessary to protect the public interest and welfare may be imposed, including more restrictive sign standards; additional open space, landscaping or screening requirements; additional yard requirements; special lighting requirements; limitation on hours of operation; and additional off-street parking and loading requirements.

The Planning Director or Planning Commission may require the following additional information:

(1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.

(2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.

(3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds for the preparation of this study by the City.

A traffic impact analysis, utility information, fiscal impact analysis was performed by the applicant and are attached.

Traffic Analysis

LandTech Resources, Inc, prepared a traffic analysis, which concluded the traffic generated by the proposed development does not warrant the installation of either right or left turn lanes on North Henry Street at the entrance to the project. The analysis determined fewer trips for the new use than the current use from an average of 1,634 trips per day for 200 motel units to 1,089 trips per day average for 162 apartments. This considers the motel being occupied at a reasonable level and not closed as it has been for months. They also note the proposed entrance location meets applicable sight distance requirements. The City Engineer has reviewed the traffic analysis and agrees with the analysis.

Utilities (Water and Sewer)

The site is served by an existing 16” water main with sufficient pressure to serve the proposed development. The project will increase daily water and sewer discharge by 21,120 gallons per day. The City sewer system has sufficient capacity for the increased flows, and no downstream improvements are required.

Fiscal Impact Study
The study concludes a positive fiscal impact to the City of Williamsburg at buildout of $437,478. They estimate an annual net positive impact of $291,864 through direct and indirect tax revenue. They estimate the valuation of the project at the completion of $32,400,000, which results in real estate taxes of $194,400 annually. The estimated revenues of $169,545 annually from additional sales Downtown from shopping and dining. Estimated personal property taxes are $193 per person resulting in an additional $73,533 to the City.

They estimate expenses at $61,794 per year for six new school-age students and $83,820 for emergency services totaling $145,614. This results in the net positive impact annually of $291,668 to the City ($437,478 - $186,810).

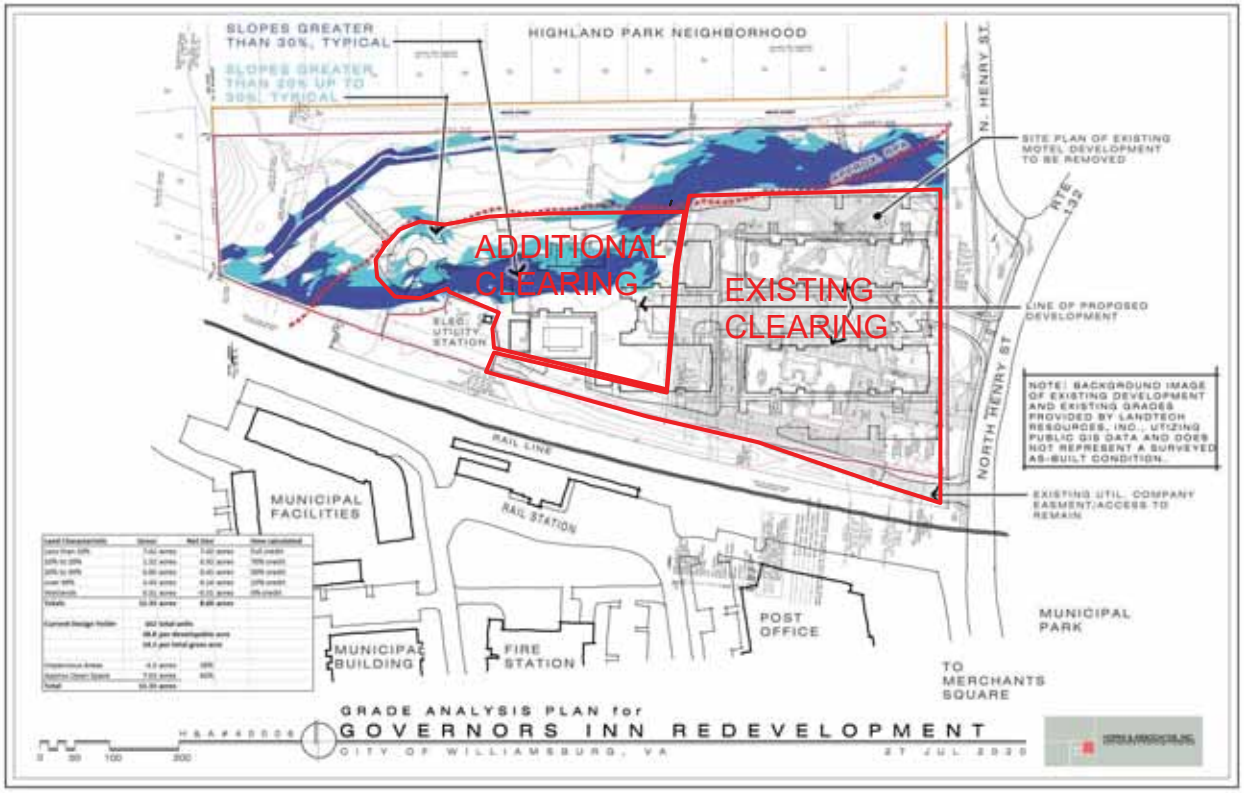
Several questions have been raised about the number of children from this project. Staff looked at the number of children for similar apartment complexes recently constructed in the City. Aura Apartments with 227 units had 23 children in 14 units, and Sterling Manor Apartments with 191 units had four children in four units attending school last year. Both Sterling Manor and Aura Apartments have one, two- and three-bedroom units. Comparing these two apartment complexes in the City will result in approximately ten students at the cost of $102,990 annually compared to the six students at a $61,794 per year as estimated by the applicant base on their projects. This project has one- and two-bedroom units, which may result in fewer children. Factoring in the four additional students results in a reduction from $291,864 to $250,758 annually to the City.

Archaeology
These properties are in an Archaeological Protection District, and a report was submitted with this application (Exhibit C). The report states the entire property was tested for archaeological resources in 1983. The 1983 survey of the property revealed that most of the property had been disturbed or did not contain archaeological resources. The Governors Inn site had significant disturbance with the remaining portion having scattered mid-19th through mid-20th century domestic refuse possibly associated with a small farmstead or tenant farm. The lack of intact subsurface features and disturbance across much of the property suggests there is limited potential to gain new information. Therefore, the new study agrees with the 1983 assessment and recommended no further archaeological work.

Stormwater Management
The applicant has submitted a preliminary design for stormwater to include underground storage systems to attenuate runoff from the new development into the downstream system. The applicant proposes to purchase quality credits from the City and will attenuate the flows from the site to meet the proposed text change to develop on 30% slopes, as noted below.

The developer held a meeting on August 6th with Highland Park residents to review the project and answer the concerns they may have on the proposed development. One

request from those present was to show clearly the amount of clearing for the project. The illustration below indicates the amount of additional clearing for the project.



ANALYSIS

The proposal will be in harmony with the Comprehensive Plan and zoning district if the comprehensive plan and zoning district changes are acceptable. The City's Architectural Review Board has recommended approval of the conceptual design. The development will remove an underperforming hotel and replace it with a development that will bring more individuals to the downtown area to dine and shop.

The density of apartment units in the Downtown area are:

- King & Queen Apartments (732 Scotland Street) – 60.5 units per gross acre
- Sacalis Building (433 Prince George Street) – 51.3 units per gross acre
- Bobbitt Complex (528 Scotland Street) – 43.8 units per gross acre
- Holmes Complex (414 Dunning Street) - 26.1 units per gross acre
- Prince George Commons (521 Prince George Street) – 13.5 units per gross acre
- Tribe Square (249 Richmond Road) – 13.3 units per gross acre
- Griffin Arms (515 Prince George Street) – 11.8 units per gross acre
- Blayton Building (613 Scotland Street) – 8.5 units per gross acre

Other apartment complexes recently approved by the City outside of the downtown area have the following density in gross acres:

- Richmond Hall (902 Richmond Road) – 62.8 units per gross acre

- Willow Ridge Apartments (216 Parkway Drive) – 54.2 units per gross acre
- High Street (150 Kings Manor) – 37.2 units per gross acre
- City Lofts (1400 Middle Street) – 36 units per gross acre
- The Flats at Williamsburg (620 York Street) – 34.7 units per gross acre
- Aura Apartments (Battery Boulevard) – 31.9 units per gross acre
- Sterling Manor (151 Sterling Manor Drive) – 27.9 units per gross acre
- High Street (159 Kings Manor) – 20 units per gross acre
- Quarterpath Trace (411 York Street) – 13.7 units per gross acre
- Midtown Row – 12.6 units per gross acre

A range of density exists for apartment complexes in the City. Staff would note that Aura Apartments and the complexes in High Street, the density approved for those developments included commercial and other uses allowed in those developments. The ordinance allows for increased density if the quality of the building and site design of the development, the scale and character of the development in relation to its immediate surrounding and the downtown area.

The quality of the building and design, the scale, and character is in keeping with the downtown area. The Architectural Review Board recommended approval of the conceptual elevations and design. From North Henry Street, the development fits into the scale and character of the streetscape. The development is separated from the Highland Park neighborhood by a wooded buffer. The distance from the clearing of the proposed development to the homes on Burbank Street is over 300 feet and approximately 290 feet to the closest home on North Henry Street. The 100-foot buffer must be maintained with no encroachments allowed into the buffer except those authorized in the Zoning Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the conceptual site plan, and the density increase conditioned upon the following:

- *The developer constructing new five-foot sidewalks as shown on the conceptual site plan along North Henry Street.*
- *The developer installing a bus shelter on North Henry Street at a location approved by WATA, which must be shown and approved by Planning Commission with the final site plan.*
- *Additional trees and shrubs being provided along the northern property line and along North Henry Street to provide additional screening to the Highland Park neighborhood being approved by Planning Commission with the final site plan.*

PCR#20-018: Text Amendment for Slope Waivers

This is a request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to add Section 21-626 and to amend Section 21-782(e) of the Zoning Ordinance to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under Section 21-782(e) of the Zoning Ordinance.

Section 21-782(e) prohibits new construction on slopes in excess of 30 percent unless the Zoning Administrator grants a waiver in accordance with section 21-788 of the Zoning Ordinance, which requires the applicant to demonstrate an undue hardship.

The applicant proposes to add a new section and to amend Section 21-782(e) of the Zoning Ordinance that gives City Council the approving authority to grant a special use permit if a project contains adequate measures to alleviate any adverse environmental impacts for the encroachment meeting the requirements in the proposed ordinance.

ANALYSIS

Staff reviewed the initial request and asked the applicant if the construction on 30% slopes was on natural terrain or filled. In the past, approvals were granted for construction on slopes greater than 30% if the slopes were man-made. The applicant hired ECS Mid-Atlantic, LLC, to perform borings of the site which determine the slopes were natural and not man-made. Based on this information, and the requirement of an undue hardship outlined in the Zoning Ordinance, the staff informed the applicant a waiver could not be granted.

The prohibition on the filling of 30% slopes is used to protect water quality. The quality is affected by erosion and runoff. The goal is to protect wetlands, floodplains, and low-lying areas from runoff and erosion.

For undeveloped properties, this is a tool to keep development away from these slopes. For redevelopment properties, there may be some instances where filling slopes may be acceptable. For the current site, two buildable areas are separated by a ravine which does not contain wetlands. At the top of the ravine adjacent to the sub-station, the slopes are eroding.

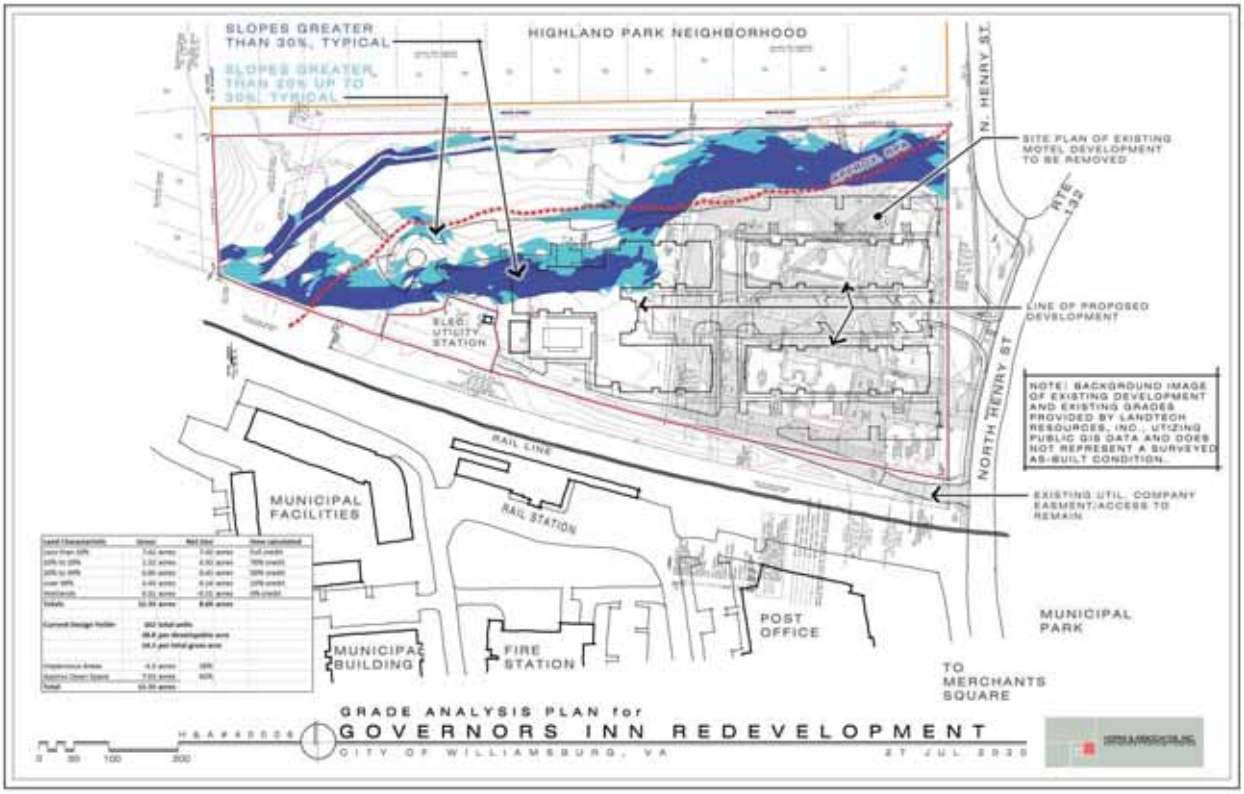
The proposed ordinance prohibits encroachments into a Resource Protection Area and requires a mitigation plan to prevent any increase in water pollution for the project and reduce downstream erosion. It regulates stormwater at the source to protect against and minimize water pollution and sediment deposits. It requires redevelopment projects to meet the criteria outlined in the ordinance for post-development. The city's stormwater manager program administrator must review and submit a recommendation on the mitigation plan.

This proposal gives City Council the authority to grant a special use permit for a specific site if certain criteria are met as outlined in the Zoning Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the text change, which gives City Council the authority to grant a special use permit for construction on 30% slopes based on-site specifics meeting the criteria contained in the Zoning Ordinance.

PCR#20-019:
This is a request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to encroach into 30% slopes for the redevelopment of the Governor's Inn site for the proposed construction of up to 162 apartments and associated infrastructure at 504, 506, 510 and 520 North Henry Street. The areas with 30% slopes are highlighted in dark blue on this drawing.



The applicant has recommended a text change and has applied for a special use permit to construct on 30% slopes, as shown on the conceptual site plan. They note the following:

- The site contains isolated slopes in excess of 30%.
- No construction will be in the RPA.
- A mitigation plan has been submitted to reduce downstream erosion and prevent any increase in water pollution. It will regulate stormwater runoff for the project at the source to protect against and minimize water pollution and the disposition of sediment from the proposed development to tributaries, buffer areas, and other sensitive environmental lands.
- The plan has been reviewed by the City's stormwater manager program administrator (Aaron Small), who has determined the plan meets the proposed ordinance requirements resulting in a reduction of post-development run-off below the pre-development levels.

STAFF RECOMMENDATION

Staff has reviewed this request and recommends approval conditioned upon the final site plan meeting the ordinance requirements and providing a post run-off reduction from pre-construction run-off.

SUMMARY

Staff has reviewed the requests and notes the following:

- This redevelopment project will remove an outdated motel from the City's inventory on a major entrance corridor to downtown Williamsburg.
- The Comprehensive Plan change and rezoning request for a multi-family development are in line with Planning Commissions' vision for the property when it is sold by The Colonial Williamsburg Foundation.
- The development creates a residential use that is compatible with adjacent neighborhoods.
- The site is not a viable commercial use property due to its distance from Merchant's Square and its separation by the train tracks.
- A high-quality development with associated amenities is proposed to replace the existing motel buildings.
- The development will provide additional customers to shop and dine downtown, which will increase downtown's vitality.
- The new development with a cost of over 32 million dollars will add additional real estate revenues well above the current value of just over 5.2 million dollars for the four parcels.

Therefore, staff recommends the following based on the above analysis for each case:

PCR#20-013: **Comprehensive Plan Change**

Staff recommends approval of the Comprehensive Plan change from Colonial Williamsburg Support to Mixed-Use for 504, 506, 510, 520, and 580 North Henry Street from Colonial Williamsburg Support to Mixed-Use.

PCR#20-014: **Rezoning from MS to LB-1 with proffer**

Staff recommends approval of the rezoning from Museum Support MS to Limited Business Downtown District LB-1 with proffers for 504, 506, 510, and 520 North Henry Street because this will allocate 21 units for fifteen years with a rent-reduction and limits rental of those units to persons earning 80% of the median family income applicable to Williamsburg. Staff recommends 580 North Henry Street being rezoned from MS to LB-1 to be consistent with the adjacent zoning for the above lots without any proffer.

PCR#20-015: Special Use Permit for density increase

Staff recommends approval of the conceptual site plan, and the density increase conditioned upon the following:

- The developer constructing new five-foot sidewalks as shown on the conceptual site plan along North Henry Street.

- The developer installing a bus shelter on North Henry Street at a location approved by WATA, which must be shown and approved by Planning Commission with the final site plan.
- Additional trees and shrubs being provided along the northern property line and along North Henry Street to provide additional screening to the Highland Park neighborhood being approved by Planning Commission with the final site plan.

PCR#20-018: Text Change for slope waivers
Staff recommends approval of the proposed ordinance to add Section 21-626 and to amend Section 21-782(e) of the Zoning Ordinance to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under Section 21-782 of the Zoning Ordinance because it provides additional flexibility in site design, is consistent with the intent of the Chesapeake Bay Act regulations, and allows City Council to make a decision based on the merits of a project.

PCR#20-019: **Special Use Permit request to construct on 30% slopes**
Staff recommends approval of the slope waiver because the encroachment into the slopes is between two developable portions of the project; the encroachment is not in a Resource Protection Area, and the developer meets the additional flow requirements outlined in the proposed ordinance base on the City's stormwater manager program administrator.

PLANNING COMMISSION

Planning Commission held a public hearing on August 19, 2020. Eight citizens spoke on the five requests.

Planning Commission recommended to City Council by a vote of 4-1-1-1, to approve the five requests as recommended by staff.

CITY COUNCIL PUBLIC HEARING

City Council public hearings are scheduled for their regular meeting on September 10, 2020, in the Council Chambers of Stryker Center at 2:00 p.m. Should the COVID-19 restrictions imposed by the Governor of Virginia change, City Council may hold this meeting electronically. In that event, written comments will be accepted by City Council by sending an email to virtualcitycouncil@williamsburgva.gov. Members of the public may participate in the meeting. Please check the City's website at www.williamsburgva.gov for more information prior to the meeting date.

Carolyn A. Murphy

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director

Unit Count and Parking Calculation

Buildings	1-br	2br	totals
BUILDING A	18	22	40
BUILDING B	18	22	40
BUILDING C+D+E	34	48	82
Unit Type Totals	70	92	162
Parking Ratio	1.25	1.5	
Subtotal Req'd Parking	87.5	138	226
Visitor Parking (25%)			41
Total Parking Required			266
Parking Provided			268

CONCEPTUAL SITE PLAN for

GOVERNORS INN REDEVELOPMENT

CITY OF WILLIAMSBURG, VA

12 AUG 2020

CONCEPTUAL SITE LIGHTING PLAN

GOVERNORS INN REDEVELOPMENT

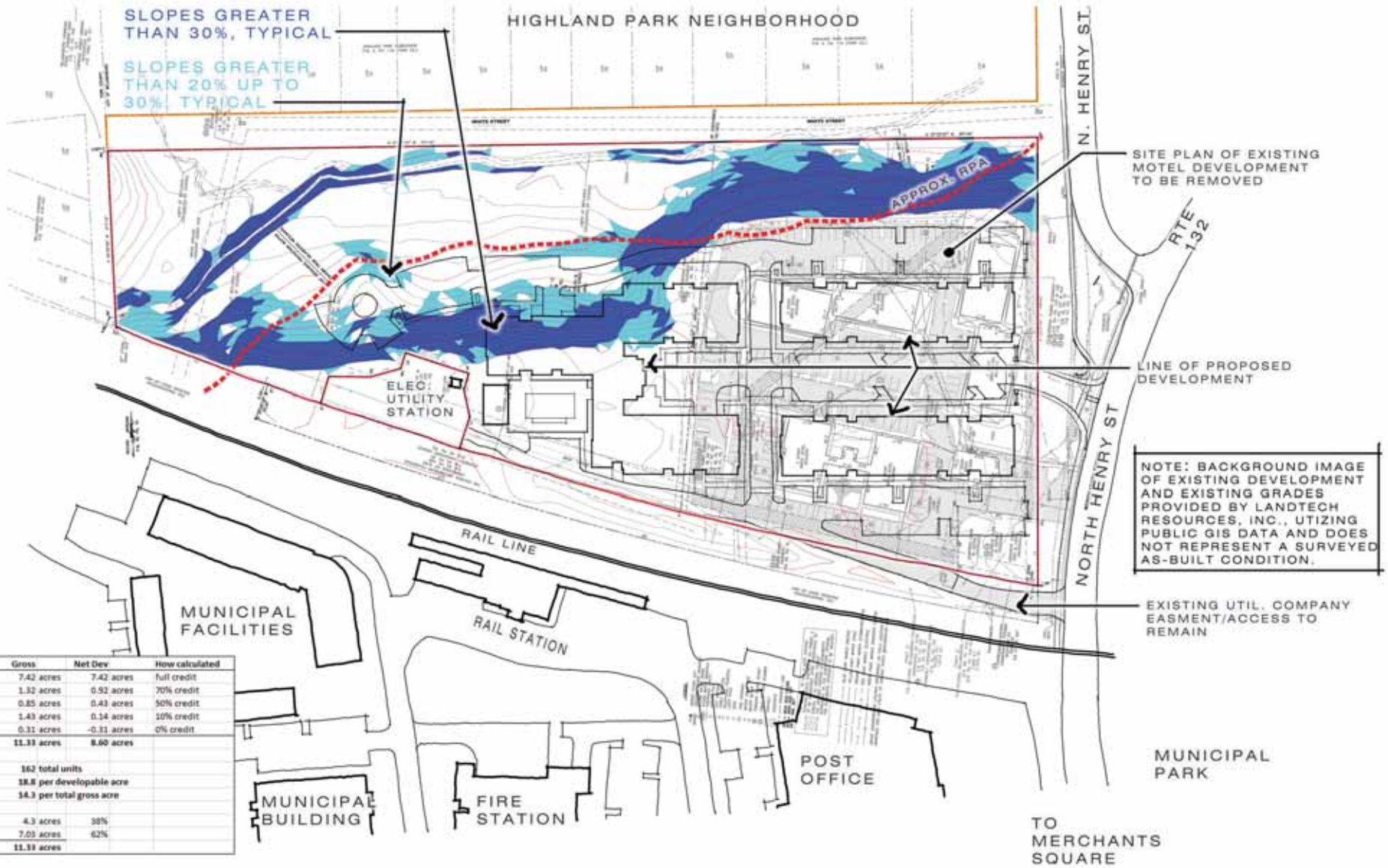
H & A # 4 0 0 0 6

CITY OF WILLIAMSBURG, VA

27 JUL 2020

0 50 100 200

HOPKE & ASSOCIATES, INC.
Architecture • Planning • Interiors



Land Characteristic	Gross	Net Dev	How calculated
Less than 10%	7.42 acres	7.42 acres	full credit
10% to 20%	1.32 acres	0.92 acres	70% credit
20% to 30%	0.85 acres	0.43 acres	50% credit
over 30%	1.43 acres	0.14 acres	10% credit
Wetlands	0.31 acres	-0.31 acres	0% credit
Totals	**11.33 acres**	**8.60 acres**	
Current Design Yeild=	**162 total units**		
	18.8 per developable acre		
	14.3 per total gross acre		
Impervious Areas	4.3 acres	38%	
Approx Open Space	7.03 acres	62%	
Total	**11.33 acres**		

GRADE ANALYSIS PLAN for

GOVERNORS INN REDEVELOPMENT

H & A # 4 0 0 0 6

C I T Y O F W I L L I A M S B U R G , V A

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Tax Map No.'s 435-08-00-A, 435-08-00-B, 435-0A-00-005 and 435-0A-00-006

Prepared by and return to:
Vernon M. Geddy, III, Esquire (VSB#21902)
(Attorney licensed to practice law in Virginia)
Geddy, Harris, Franck & Hickman, LLP
1177 Jamestown Road
Williamsburg, VA 23185

PROFFERS

THESE PROFFERS are made this __ day of ____, 2020 by **THE COLONIAL WILLIAMSBURG FOUNDATION**, a Virginia corporation (together with its successors in title, the "Owner"), and **CASTLE DEVELOPMENT PARTNERS, LLC**, a Virginia limited liability company ("Developer"), each to be indexed as Grantors in the City of Williamsburg land records and the **CITY OF WILLIAMSBURG**, a Virginia municipal corporation ("City"), to be indexed as Grantee in the City of Williamsburg land records.

RECITALS

A. Owner is the owner of a four tracts or parcels of land located in the City of Williamsburg, Virginia, consisting of Tax Map #435-08-00-A, #435-08-00-B, #435-0A-00-005 and #435-0A-00-006 with addresses of 504, 506, 510 and 520 North Henry Street, Williamsburg, Virginia and being more particularly described on Exhibit A attached hereto (the "Property"). Developer is the contract purchaser of the Property. The Property is now zoned MS, Museum Support District.

B. Owner and Developer have applied to rezone the Property from MS to LB-1, with proffers.

F. Owner and Developer desire to offer to the City certain conditions on the development of the Property not generally applicable to land zoned LB-1.

NOW, THEREFORE, for and in consideration of the approval of the requested rezoning, and pursuant to Section 15.2-2297 of the Code of Virginia, 1950, as amended, and Article II, Division 4 of the City Zoning Ordinance, Owner agrees that or its successors in title, as the case may be, shall meet and comply with all of the following conditions in developing the Property. If the requested rezoning is not granted by the City, these Proffers shall be null and void.

CONDITIONS

1. Price Restricted Housing Units. For a period of fifteen (15) years from the date of the execution of the initial lease of the last unit with its rental rate restricted by this proffer, thirteen percent (13%) of the total number of apartment units built on the Property shall be offered for rent to persons earning no more than eighty percent (80%) of Williamsburg median family income as determined by the United States Department of Housing and Urban Development ("HUD") at rents determined as set forth below. Maximum annual rent shall be calculated by assuming 1.5 persons per bedroom. Maximum annual rent for a one bedroom unit shall equal thirty percent (30%) of the income limit for 1.5 persons calculated by averaging the one and two person income limit determined by HUD. Maximum annual rent for a two bedroom unit shall equal thirty percent (30%) of the income limit for three persons (two bedrooms times 1.5 persons per bedroom).

The City of Williamsburg joins herein to and does hereby confirm its acceptance of these proffers as part of the rezoning of the subject Property from MS to LB-1.

WITNESS the following signatures.

THE COLONIAL WILLIAMSBURG
FOUNDATION

By:_____
Title:

STATE OF VIRGINIA AT LARGE
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged this _____ day of _____, 2020, by _____, _____ of The Colonial Williamsburg Foundation, a Virginia corporation, on its behalf.

My commission expires: _____.

_____
NOTARY PUBLIC

CASTLE DEVELOPMENT PARTNERS, LLC

By:_____
Title:

STATE OF VIRGINIA AT LARGE
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged this _____ day of _____, 2020, by _____, _____ of Castle Development Partners, LLC, a Virginia limited liability company, on its behalf.

My commission expires: _____.

_____
NOTARY PUBLIC

CITY OF WILLIAMSBURG, VIRGINIA

By:_____
Title:

STATE OF VIRGINIA AT LARGE
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged this _____ day of _____, 2020, by _____, _____ of Castle Development Partners, LLC, a Virginia limited liability company, on its behalf.

My commission expires: _____.

_____
NOTARY PUBLIC

Exhibit A

Parcel 1

ALL that certain lot, piece or parcel of land, with all improvements thereon and appurtenances thereunto belonging, lying and being the City of Williamsburg, Virginia known as Sheraton Governor's Inn and more particularly described on a plat of survey dated June 26, 1985 made by AES, a professional corporation, entitled "Title Survey Sheraton Governor's Inn 506 North Henry Street Williamsburg Virginia," a copy of which is recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and the County of James City in Williamsburg Plat Book 41 at page 7.

BEING the same real estate conveyed to The Colonial Williamsburg Foundation by Deed of Bargain and Sale dated July 1, 1985 from North Henry Corporation, which Deed is recorded in the aforesaid Clerk's Office in Williamsburg Deed Book 71 at page 640.

Parcel 2

ALL that piece or parcel of land, together with the buildings and improvements thereon, situate in the City of Williamsburg, Virginia, as set up, shown and described as Parcel 1 on a plat entitled, "Philip Richardson Construction Company, Plat of Boundary Survey, Parcels - 1 & 2, A Portion of Lot 3 and all of Lots 4-8, Sec. A, All of Lots 1-5, Sec. B as Per Plat of R.E. White, Surveyor, 1915, PB 2, p. 45, York Co. Clerk's Office, Williamsburg, Virginia," made by R. B. Cartwright, C.L.S., dated January 4, 1963, on which plat the said land is more particularly described as follows: Beginning at an iron pin on the southwesterly corner of the property herein conveyed, said pin being situate on the northerly line of Chesapeake Avenue, thence in a northerly direction on a course N 8˚ 25' E a distance of 150.00 feet to an iron pin; thence in an easterly direction on a course of S 71˚ 47' E through an iron pin a distance of 250.00 feet to an iron pin on the westerly side of King Street; thence in a southerly direction on a course of S 8˚ 25' W along said King Street a distance of 150.00 feet to an iron pin on the northerly side of Chesapeake Avenue; thence along said Chesapeake Avenue on a chord course N 71˚ 42' W a distance of 250.00 feet to an iron pin to the place of beginning.

BEING the same real estate conveyed to The Colonial Williamsburg Foundation by Deed of Bargain and Sale dated July 1, 1985 from John E. Woodward, Jr. and P. O. Richardson, which Deed is recorded in the aforesaid Clerk's Office in Williamsburg Deed Book 71 at page 642.

ORDINANCE #20-
PROPOSED ORDINANCE #20

AN ORDINANCE AMENDING CHAPTER 21, ZONING, ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS BY ADDING A NEW SECTION 21-626 SLOPE WAIVERS AND ARTICLE VII, SITE PLANS BY AMENDING SECTION 21-782(e) TO ALLOW SLOPE WAIVERS WITH A SPECIAL USE PERMIT BY CITY COUNCIL THAT CANNOT BE APPROVED BY THE ZONING ADMINISTRATOR AS OUTLINED IN SECTION 21-782(e) OF THE ZONING ORDINANCE (PCR #20-018)

These revisions to Chapter 21, Zoning, are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article IV. Supplemental District Regulations shall be amended to add Section 21-626 Slope Waivers and to amend Article VII. Site Plans. Section 21-782(e) to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under this section.

ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS.

Section 21-626 Slope waivers.

City Council may approve encroachments on slopes in excess of 30 percent not qualifying for a waiver pursuant to Sec. 21-788, with a special use permit. In addition to the criteria contained in Division 2. Special Use Permits in the Zoning Ordinance, the project must contain adequate measures to alleviate any negative environmental impacts of the encroachment, including the following requirements:

1. No encroachment into a Resource Protection Area (RPA) is permitted except those uses allowed under section 21-818 of the Zoning Ordinance;
2. Submission of a mitigation plan to reduce downstream erosion and to prevent any increase in water pollution for the project.
3. Regulate stormwater runoff for the project at the source to protect against and minimize water pollution and the deposition of sediment from the proposed development to tributaries, buffers areas and other sensitive environmental lands.
4. For redevelopment projects, the post development plan shall:
    a. Meet the water quality requirements for new development where the total phosphorus load shall not exceed 0.41 pounds per acre per year, as calculated pursuant to 9VAC25-870-65; and

b. Discharge the maximum peak flow rate from the post-development one-year 24-hour storm in accordance with the following methodology:

$Q_{Developed} \leq 0.7*(Q_{Pre\text{-}developed}* RV_{Pre\text{-}developed})/RV_{Developed}$

Under no condition shall $Q_{Developed}$ be greater than $Q_{Pre\text{-}developed}$ nor shall $Q_{Developed}$ be required to be less than that calculated in the equation $0.9*(Q_{Forest} * RV_{Forest})/RV_{Developed}$; where

$Q_{Developed}$ = The allowable peak flow rate of runoff from the developed site.

$RV_{Developed}$ = The volume of runoff from the site in the developed condition.

$Q_{Pre\text{-}Developed}$ = The peak flow rate of runoff from the site in the pre-developed condition.

$RV_{Pre\text{-}Developed}$ = The volume of runoff from the site in pre-developed condition.

Q_{Forest} = The peak flow rate of runoff from the site in a forested condition.

RV_{Forest} = The volume of runoff from the site in a forested condition.

Prior to Council's consideration, the city's stormwater manager program administrator must review and submit a recommendation on the mitigation plan.

ARTICLE VII. SITE PLANS

Section 21-782. General performance standards.

(e) New construction on slopes in excess of 30 percent shall be prohibited, unless approved by City Council pursuant to Section 21-626 or a waiver is granted by the zoning administrator pursuant to Section 21-788.

The Williamsburg Code shall remain unchanged.

Adopted:

_____
Douglas G. Pons, Mayor

Attest: _____
Sandi Filicko, Clerk of Council

GOVERNOR'S INN REDEVELOPMENT

THE APPLICANT

Castle Development Partners, LLC ("Castle") is a real estate partnership focused exclusively on the development and renovation of multifamily rental communities in the Eastern United States. Castle's headquarters is located at 230 Court Square, Suite 202, Charlottesville, VA 22902.

Mike McNamara, Andy McGinty and Tommy Niles, the principals of Castle, have more than 30 years of experience developing, owning and operating conventional and affordable apartment communities. Castle and its principals have been responsible for the development of more than 6,000 apartment units and currently hold controlling General Partner and Managing Membership interests in more than 3,000 apartment units.

Brief biographies of the principals follow.

Andrew McGinty

Mr. McGinty heads operations management for Castle Development Partners. He oversees all land and community acquisitions, deal structuring, business strategy and new business development. Mr. McGinty has over a decade of experience in residential and commercial real estate in Delaware, Maryland, Virginia and North Carolina. Prior to his career in multifamily development, Mr. McGinty was an executive with the management consulting firm Accenture in Washington, DC and Paris, France. Mr. McGinty has an MBA from The University of Virginia and a BS in Mechanical Engineering from Virginia Tech.

Michael McNamara

In his 30-year career in multifamily development, Mr. McNamara has developed over 5,000 conventional, subsidized, tax credit and elderly apartment units. In 1990, McNamara founded Castle Development Inc. and grew it into one of the leading developers of multifamily housing in Virginia. Prior to starting Castle, Mr. McNamara held several executive positions with Amurcon Realty, including Chief Financial Officer and President of the Property Management division. Prior to joining Amurcon, he worked as a CPA in Richmond, Virginia. Mr. McNamara has a BS in accounting from Virginia Commonwealth University.

Thomas R. Niles, III

Mr. Niles leads the renovation and repositioning of acquired assets. In his role as a Regional Property Manager with Grady Management, Mr. Niles also oversees the operation of many of the Castle owned assets. Mr. Niles has an MBA from the College of William and Mary and a BS in Integrated Science and Technology from James Madison University.

Castle builds and acquires Class A, B and Tax Credit communities of 120 units or more, with a deal sizes ranging from $25M to $75M in total development and acquisition costs.

Recent Castle Development projects include the Archer at Brookhill, Beacon on 5th, Avemore and Arden Place communities in Charlottesville, Center West Phase 1 in Midlothian, Center Pointe and Adams Crossing in Waldorf, Maryland, Maplewood in Chesapeake and Andorra in Holly Springs, North Carolina.

For addition information please go the company's website at www.castledp.com.

THE PROJECT

The Colonial Williamsburg Foundation ("CWF) has closed the Governor's Inn hotel located at 506 North Henry Street and decided to sell both that property and the adjoining parcels located at 504, 510 and 520 North Henry Street. CWF has determined that the property is no longer needed to support its mission and operations. Castle has contracted to purchase the property contingent on obtaining necessary approvals from the City for its proposed multi-family development.

The property is bounded to the south by the railway lines, to the east by North Henry Street, to the north by the Highland Park neighborhood and to the West by additional residentially developed property. Special features of the property include:

- An existing greenspace to the east of the property line, which was created when North Henry Street was rerouted to be continuous into Route 132, acts as a buffer and serves as an opportunity for a passive pocket-park.
- An existing greenspace to the north between the Highland Park neighborhood and the proposed development was created by a dedicated right-of-way, "White Street", which is largely wetlands and has never been improved, serves as another site buffer.
- The site is split by a ravine, which contains wetlands in the general location shown on the Conceptual Site Plan, running from the south-west to the north-east, leaving the north-west corner of the site inaccessible without crossing wetlands and that area is not proposed for any development.
- There is a power sub-station which is set into the southern boundary of the site, which further limits the developable area of the site, creating a design challenge to effectively screen its utilitarian appearance.
- There is an existing access road to the sub-station from North Henry, which is partially on the property and partially in the public right-of-way, and which needs to be maintained and coordinated with the site circulation.
- The site has dramatic grades, of over 50' across the developable portions, sloping 30% or more in certain locations; some of the grade is natural, as the terrain slopes down to the wetlands; some, we conjecture, is man-made from the construction process for the railway, substation, or both.

- The site's proximity to City services and commuter infrastructure combined with natural buffers to adjacent developments, make it an ideal location for contemporary apartment dwelling that is well knitted into the downtown area.

Castle proposes to raze the existing Governor's Inn hotel and redevelop the site into a Class A multifamily community with a density of up to 19 dwelling units per developable acre. The project will be a mix of one and two-bedroom apartments. The applicant anticipates there will be approximately 65 to 70 one-bedroom units and 82 to 92 two-bedroom units. For a period of 15 years, thirteen percent of the units will be offered for rent at prices geared to those earning 80% or below of the area family median income. These units will be distributed throughout the project.

The new entrance to the property will be relocated further north to make the railway intersection less congested. The development will be limited to the developable portion adjacent to North Henry, leaving the developable portion to the west an untouched buffer. The land will be regraded into 4 levels or steps, coordinated with the natural terrain. This will allow the street-fronting residential buildings to step down along with the site, with 3-story facades on the low side and 2-story facades on the high side. Toward the back of the developable parcel, a third building will anchor the complex with a central clubhouse, fitness and pool complex. Residential wings will extend from this core which will be 3-story to the public side and 2-stories to the pool side. One of these wings will overlook the wetlands with 4-stories of dwelling units overlooking the ravine.

Apartment finishes/amenities are planned to include granite counters in kitchen and bath, stainless appliances, solid wood cabinets, tiled bathrooms, simulated wood flooring, in-unit laundry, balconies on some units, walk in closets, elevator-served buildings, large low-E argon filled windows, minimum 9' ceilings, high efficiency HVAC, 2" slat premium blinds, and large soaking tubs in some units. The buildings will have fire monitors and sprinklers.

Community amenities are planned to include clubhouse with leasing center and on-site professional management with 24 hour emergency maintenance; cyber café; conference room; gathering/party room; entertainment lounge/clubroom with billards, tvs, etc.; covered outdoor tv/lounge area; salt water pool with resort style pool deck including fire pit and grill station; standalone fitness building with state of the art fitness center; pet wash room; car wash station; rooftop “beer garden” with seating areas and gas fireplaces; outdoor grilling stations; pocket parks; dog park area and walking connectivity to downtown Williamsburg and the Historic Area.

THE APPLICATIONS

Castle is submitting six applications to the City for the project. First is a request for a change in the Comprehensive Plan land use designation of Colonial Williamsburg Support to the Mixed Use designation and to revise the narrative describing that designation to include this property. The second is a rezoning of the property from its current MS, Museum Support zoning district to the LB-1, Limited Business Downtown district. The third is a request for special use permit to permit a density of 19 dwelling units per developable acre on the property pursuant to Section 21-250 of the Zoning Ordinance, as amended. Fourth, is an application for a zoning text change to add a new Section 21-626 to the Zoning Ordinance to permit encroachment on slopes in excess of 30% with the approval of City Council through the issuance of a Special Use Permit. Fifth, an application for a Special Use Permit in accordance Section 21-626. Finally, an application to the Architectural Review Board for conceptual approval of the project architecture has been submitted by the project architect Hopke & Associates, Inc.

IMPACTS

Traffic. A Traffic Analysis for the project prepared by LandTech Resources, Inc. ("LandTech") dated May 5, 2020 is attached hereto as Exhibit A. The Analysis concludes that the traffic generated by the proposed development will not warrant the installation of either right or left turn lanes on North Henry Street at the entrance to the project and that the proposed entrance location meets applicable sight distance requirements.

Water and Sewer. Wastewater and Water Generation tables prepared by LandTech dated May 5, 2020 are attached hereto as Exhibit B. The site is served by an existing 16" water

main with ample pressure for the proposed development. The project will increase daily water and sewer discharge by 21,120 gallons per day. The City sewer system has ample capacity for the increased flows and no downstream improvements are required.

Archaeology. A report entitled "506 North Henry Street (Governor's Inn) Archaeological Site Impact Assessment dated May 8, 2020 prepared by Jack Gary and Eric Schweickart of CWF is attached as Exhibit C. The entire site was tested for archaeological resources in 1983 prior to the construction of the hotel. The current Assessment concludes that no further archaeological work is needed for this property.

Stormwater Management. While the stormwater management system has not been designed at this point, it is anticipated that the system will incorporate under parking lot storage tanks to manage water quantity for the development and any water quality requirements will be satisfied through the purchase nutrient credits. The applicant will explore the feasibility of using water from the underground tanks for irrigation.

Fiscal. Castle has prepared a Fiscal Impact Analysis of the project at buildout attached hereto as Exhibit D. The analysis concludes that the project will have a positive fiscal impact on the City.

BENEFITS

The applicant submits that this project will benefit the City in a number of ways. It will be a redevelopment of a closed and outdated hotel property. The multifamily development of this property will create an excellent transitional use from the institutional uses on the Lafayette Street side of the railroad tracks to the Highland Park single family detached community on the north side of the site. It is a well buffered site that will not have adverse visual impacts on its neighbors or the Historic Area. The site is not a viable commercial site nor is it appropriate for single family detached development. It will provide high quality apartment living, including price restricted housing, in easy walking distance to downtown. The additional customers for the stores and restaurants on Prince George Street and Merchant's Square will be a boost to those businesses and will increase the vitality of the entire downtown area without additional traffic/parking burdens.

GEDDY, HARRIS, FRANCK & HICKMAN, L.L.P.

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WILLIAMSBURG, VIRGINIA 23187-0379

VERNON M. GEDDY, JR. (1926-2005)
STEPHEN D. HARRIS
SHELDON M. FRANCK
VERNON M. GEDDY, III
SUSANNA B. HICKMAN
ANDREW M. FRANCK

SHERRI L. NELSON

May 22, 2020

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director
401 Lafayette Street
Williamsburg, Virginia 23185

Re: 504, 506, 510 and 520 North Henry Street
Comprehensive Plan Land Use Designation Change

Dear Carolyn:

I am writing on behalf of our client, Castle Development Partners, contract purchaser of the property at 504, 506, 510 and 520 North Henry Street, to formally request a change in the Comprehensive Plan Land Use Designation of this property from its current designation of Colonial Williamsburg Support to the Mixed Use designation to permit multifamily development. We understand that you have previously discussed this change with the Planning Commission in the Comprehensive Plan update process. This request is being submitted in conjunction with Rezoning and Special Use Permit applications for a multifamily development on the site. In addition, we understand the Colonial Williamsburg Foundation has agreed that the property at 580 North Henry Street (the electrical substation) be included in this request although it will not be a part of the Castle Development project.

The property is owned by the Colonial Williamsburg Foundation and is the site of the Governor's Inn hotel. The Foundation has closed the hotel and decided that the property is no longer necessary to support the mission and operations of the Foundation.

We submit that multifamily development is the appropriate use and Mixed Use is the appropriate designation for this property. The designation is consistent with the existing Mixed Use designations along Henry Street. The multifamily development of this property will create an excellent transitional use from the institutional uses on the Lafayette Street side of the railroad tracks to the Highland Park single family detached community on the north side of the site. The site is not a viable commercial site nor is it appropriate for single family detached development.

It will provide high quality apartment living, including price restricted housing, in easy walking distance to downtown without visually encroaching on the Historic Area. The additional customers for the stores and restaurants on Prince George Street and Merchant's Square will be a boost to those businesses and will increase the vitality of the entire downtown area without additional traffic/parking burdens.

Please let me know if we can provide any further information.

Sincerely,

Vernon M. Geddy, III

cc: Mr. Thomas R. Niles, III

Exhibit A

LRI

LANDTECH RESOURCES, INC.

Traffic Analysis

For

Governor's Inn Hotel Redevelopment

City of Williamsburg, Virginia

Preparation Date:

May 5, 2020

Revision Date(s):

July 27, 2020

LRI Project No. 19-398

COMMONWEALTH OF VIRGINIA
WILLIAM S. FELTS
Lic. No. 57903
7/27/2020
PROFESSIONAL ENGINEER

ENGINEERING • SURVEYING • GPS
3925 Midlands Road Williamsburg, VA 23188
Ph.: (757) 565-1677 Fax: (757) 565-0782
Web: landtechresources.com

Traffic Analysis:

The proposed development on the property located at 506 N. Henry Street proposes the demolition of the existing Governor's Inn Hotel containing approximately 200 rooms and the construction of a new apartment complex containing approximately 162 units. A traffic analysis of the existing and proposed site was prepared utilizing ITE trip generation data. Below is a summary of the existing site traffic conditions as well as the proposed traffic conditions for the property:

ITE Traffic Analysis

Project: Governor's Inn

ITE Code: 310 Hotel (Existing Conditions)

Unit Total 200

Traffic Scenario	Rate	# of Trips	% Enter	Enter	% Exit	Exit	% Right	Right Turns	% Left	Left Turns
Average Day	8.17	1634	50%	817	50%	817	50%	409	50%	409
AM Peak Hour	0.56	112	61%	68	39%	44	50%	34	50%	34
PM Peak Hour	0.59	118	53%	63	47%	55	50%	31	50%	31
Saturday Average	8.19	1638	50%	819	50%	819	50%	410	50%	410
Saturday Peak Hour	0.72	144	56%	81	44%	63	50%	40	50%	40
Sunday Average	5.95	1190	50%	595	50%	595	50%	298	50%	298
Sunday Peak Hour	0.56	112	46%	52	54%	60	50%	26	50%	26

ITE Traffic Analysis

Project: Governor's Inn

ITE Code: 220 (Proposed Apartment Building)

Unit Total 162

Traffic Scenario	Rate	# of Trips	% Enter	Enter	% Exit	Exit	% Right	Right Turns	% Left	Left Turns
Average Day	6.72	1089	50%	544	50%	544	50%	272	50%	272
AM Peak Hour	0.51	83	20%	17	80%	66	50%	8	50%	8
PM Peak Hour	0.62	100	65%	65	35%	35	50%	33	50%	33
Saturday Average	6.39	1035	50%	518	50%	518	50%	259	50%	259
Saturday Peak Hour	0.52	84	50%	42	50%	42	50%	21	50%	21
Sunday Average	5.86	949	50%	475	50%	475	50%	237	50%	237
Sunday Peak Hour	0.51	83	50%	41	50%	41	50%	21	50%	21

AADT: State Route 132 (Layfayette Street : SR 132Y)	5500
Directional Factor, D	0.562
Peak Hour Factor, K	0.086
Peak Hour Volume, PHV	266
Opposing Volume / Approach Volume	266
Advancing Volume	207
Total Peak Hour Trips Making Right Turn Into Site	33
Total Peak Hour Trips Making Left Turn Into Site	33

On the following pages you will find the required calculations utilizing the above information providing Turn Lane Warrant analysis per the Virginia Department of Transportation Road Design Manual Appendix F. Based on the anticipated traffic for the proposed parcel as well as the traffic counts within the adjacent State Route 132 right-of-way this project does **NOT** warrant the installation of a left-hand turn lane, nor a right-hand turn lane or taper.

Based on conceptual drawings prepared for the proposed development the location of the proposed entrance appears to be situated in a location that will provide for a sight distance that is in excess of the required 280 feet per Table 2-5 in the VDOT Road Design Manual Appendix F.

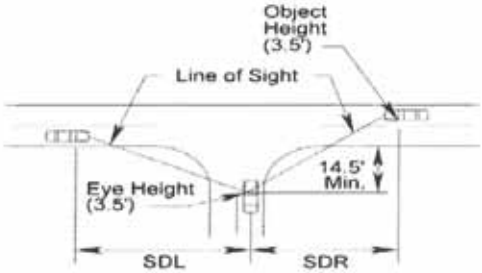
Virginia Department of Transportation
Traffic Engineering Division
2018
Annual Average Daily Traffic Volume Estimates By Section of Route
City of Williamsburg

Route	Jurisdiction	Length	AADT	QA	4Tire	Bus	Truck 2Axle	Truck 3+Axle	Truck 1Trail	Truck 2Trail	QC	K Factor	QK	Dir Factor	AAWDT	QW
		From: Parkway Dr														
60 Bypass Rd	City of Williamsburg	0.16	11000	G	98%	0%	1%	0%	0%	0%	F	0.081	F	0.523	12000	G
		To: SR 5 Capitol Landing Rd														
60 5 Page St	City of Williamsburg	0.31	21000	G	99%	0%	1%	0%	0%	0%	F	0.08	F	0.677	22000	G
		From: Second Street														
60 5 Page St	City of Williamsburg	0.25	13000	G	99%	0%	1%	0%	0%	0%	C	0.084	F	0.579	14000	G
		To: SR 5 Lafayette St; York St														
		From: SR 5 Lafayette St; Page St														
60 York St	City of Williamsburg	0.60	12000	G	98%	0%	1%	0%	0%	0%	C	0.089	F	0.523	13000	G
		To: ECL Williamsburg														
		From: SR 199														
132 Henry St South	City of Williamsburg	1.77	2800	G	99%	0%	1%	0%	0%	0%	C	0.086	F	0.574	3100	G
		To: Ireland Street														
132 Henry St South	City of Williamsburg	0.08	3900	G	99%	0%	1%	0%	0%	0%	F	0.086	F	0.574	4200	G
		To: SR 5 Henry St; Francis St														
		From: SR 5														
132 5 Henry St	City of Williamsburg	0.38	5000	G	99%	0%	1%	0%	0%	0%	F	0.081	F	0.522	5400	G
		To: FRANCIS ST														
		From: Lafayette St														
132 Henry St North	City of Williamsburg	0.44	5500	G	97%	1%	2%	0%	0%	0%	C	0.086	F	0.562	5900	G
		To: SR 132 Y														
		From:														
132 N.Henry St	City of Williamsburg	0.16	8400	G	97%	1%	2%	0%	0%	0%	F	0.092	F	0.613	9100	G
		To: York County Line														
		From: Colonial Parkway														
Wye 132	City of Williamsburg	0.29	5300	G	98%	1%	1%	0%	0%	0%	C	0.095	F	0.575	5800	G
		To: SR 132 N.Henry St														
		From: ECL Williamsburg														
143 Merrimac Trail	City of Williamsburg	0.90	6400	G	97%	0%	1%	1%	0%	0%	C	0.104	F	0.581	7000	G
		To: SR 5 Capital Landing Rd														
143 Merrimac Trail	City of Williamsburg	0.37	9100	G	98%	0%	1%	1%	1%	0%	C	0.104	F	0.564	9900	G
		To: York County Line														
		From: WCL Williamsburg														
199 5	City of Williamsburg (Maint: 47)	0.24	34000	G	97%	1%	1%	1%	1%	0%	F	0.091	F	0.568	37000	G
		To: SR 5; SR 31 Jamestown Rd														
199	City of Williamsburg (Maint: 47)	0.07	35000	G	97%	1%	1%	1%	1%	0%	F	0.091	F	0.55	38000	G
		To: James City County Line														
199	City of Williamsburg (Maint: 47)	0.09	35000	N	97%	1%	1%	1%	1%	0%	N	0.091	F	0.55	38000	N
		To: ECL Williamsburg														
		From: 47-615 Ironbound Rd														
321 Monticello Ave	City of Williamsburg (Maint: 47)	0.77	15000	G	99%	0%	1%	0%	0%	0%	C	0.093	F	0.541	17000	G
		To: Compton Dr														

CONCEPTUAL ENTRANCE LOCATION WILL PROVIDE FOR AN EXCESS OF A 280 FOOT SIGHT DISTANCE IN BOTH DIRECTIONS.

Intersection Sight Distance

The following table shows intersection sight distance requirements for various speeds along major roads:



SDR = Sight Distance Right (For a vehicle making a left turn)
SDL = Sight Distance Left (For a vehicle making a right or left turn)

Height of Eye 3.5'												**Height of Object 3.5'**
Design Speed (mph)**		**20**	**25**	**30**	**35**	**40**	**45**	**50**	**55**	**60**	**65**	**70**
SDL=SDR: 2 Lane Major Road	In Feet	225	280	335	390	445	500	555	610	665	720	775
SDR: 4 Lane Major Road (Undivided) or 3 Lane		250	315	375	440	500	565	625	690	750	815	875
SDL: 4 Lane Major Road (Undivided) or 3 Lane		240	295	355	415	475	530	590	650	710	765	825
SDR: 4 Lane Major Road (Divided – 18' Median)		275	340	410	480	545	615	680	750	820	885	955
SDL: 4 Lane Major Road (Divided – 18' Median)		240	295	355	415	475	530	590	650	710	765	825
SDR: 5 Lane Major Road (continuous two-way turn-lane)		265	335	400	465	530	600	665	730	800	860	930
SDL: 5 Lane Major Road (continuous two-way turn-lane)		250	315	375	440	500	565	625	690	750	815	875
SDR: 6 Lane Major Road (Divided – 18' Median)		290	360	430	505	575	645	720	790	860	935	1005
SDL: 6 Lane Major Road (Divided – 18' Median)		250	315	375	440	500	565	625	690	750	815	875
SDL: (Where left turns are physically restricted)		210	260	310	365	415	465	515	566	620	670	725

TABLE 2-5 INTERSECTION SIGHT DISTANCE

Source: AASHTO Green Book, Chapter 9, Section 9.5.3, page 9-37 thru 9-52, * Table 9-5 thru 9-14

**For all tables, use design speed if available, if not use legal speed.

* Rev. 1/14

GOVERNOR'S INN PROPOSED APARTMENT COMPLEX TRAFFIC ANALYSIS (LEFT TURN LANE WARRANT ANALYSIS)

WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY

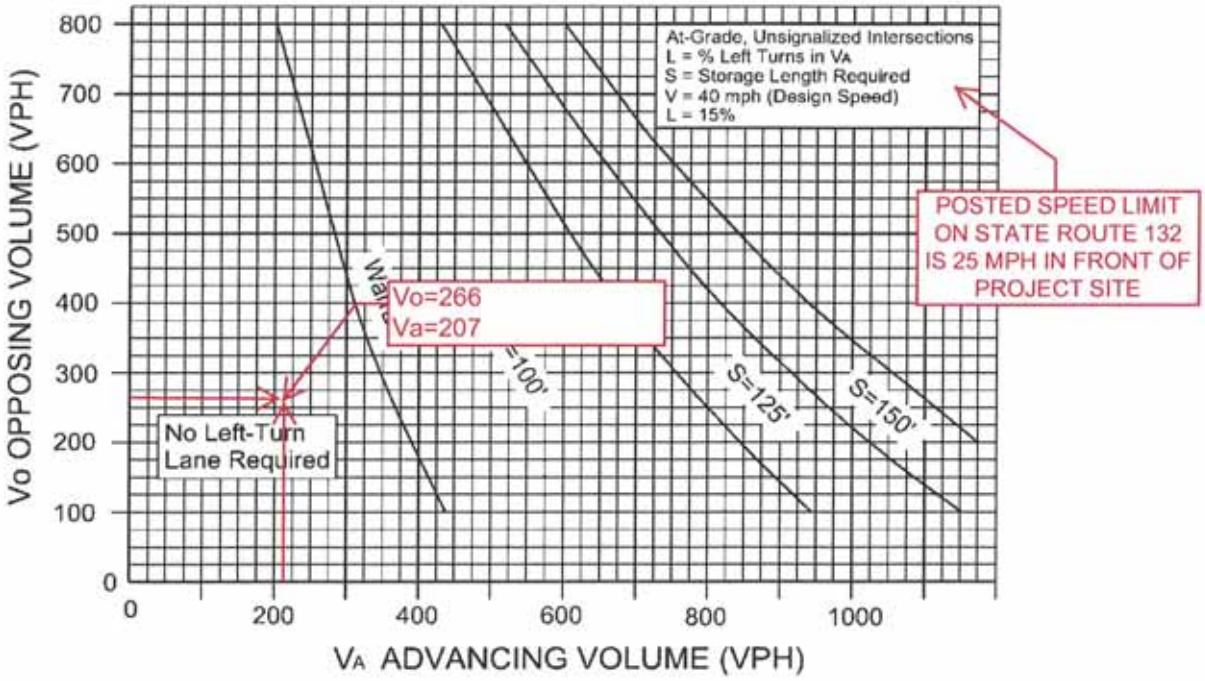


FIGURE 3-7

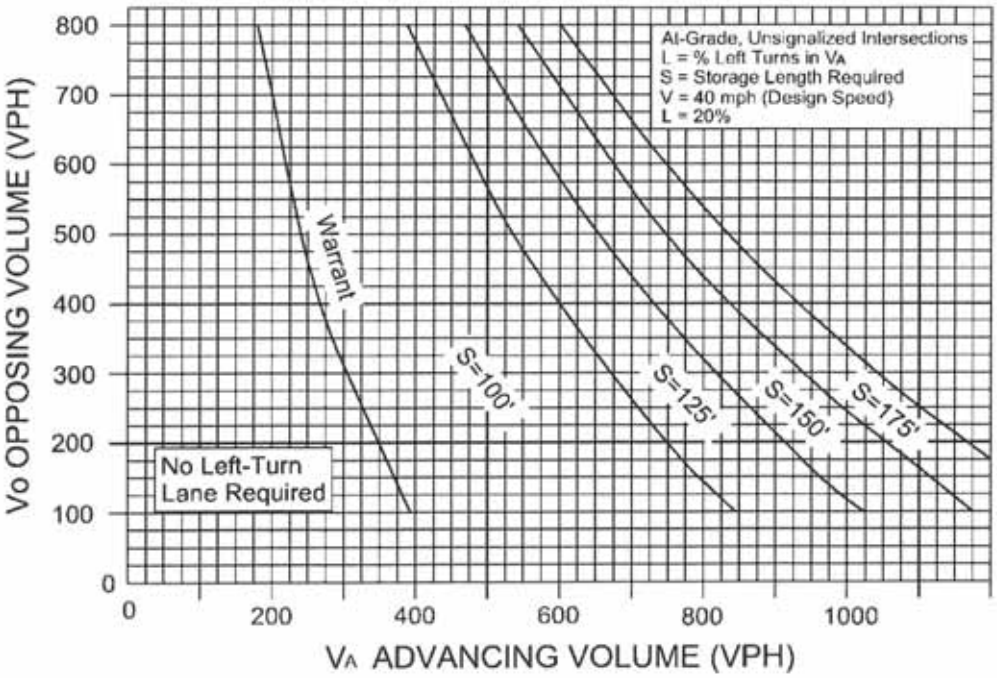
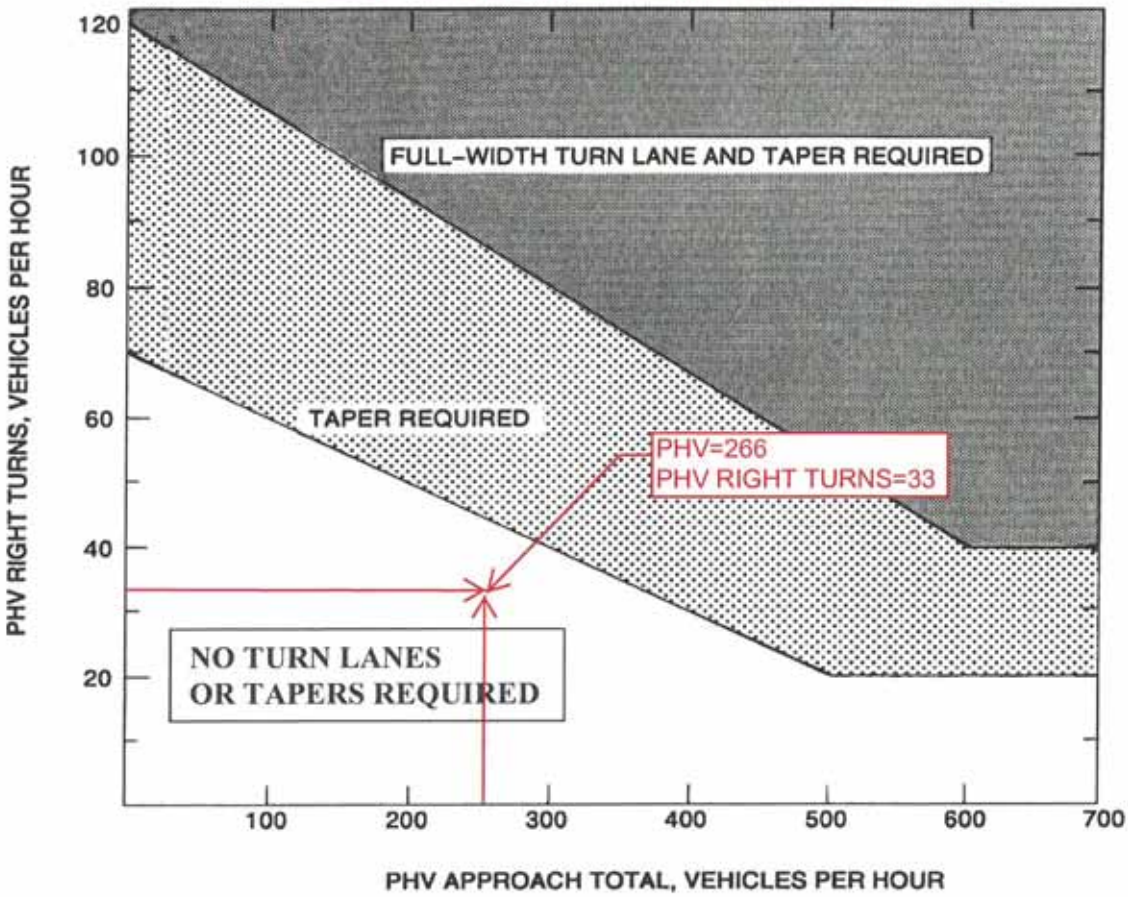


FIGURE 3-8

GOVERNOR'S INN PROPOSED APARTMENT COMPLEX TRAFFIC ANALYSIS (RIGHT TURN LANE WARRANT ANALYSIS)



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.
Adjusted right turns = PHV Right Turns - 20
If PHV is not known use formula: PHV = ADT x K x D

K = the percent of AADT occurring in the peak hour
D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.*

FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

* Rev. 1/15

Governor's Inn Redevelopment
City of Williamsburg, Virginia
Wastewater Generation
LRI Job #19-398
5/5/2020 (Rev: 07/27/2020)

Existing Wastewater Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Hotel	Residential	130	24	200	26,000	18	3	54
					Total Daily Flow = 26,000 GPD			
					Total Peak Flow = 54 GPM			
					Total Avg. Daily Flow (ADF) = 18 GPM			

Proposed Wastewater Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Apartment Complex	Residential	310	24	162	50,220	35	2.5	87
					Total Daily Flow = 50,220 GPD			
					Total Peak Flow = 87 GPM			
					Total Avg. Daily Flow (ADF) = 35 GPM			

Addotional Flows Created by Project

Daily Flow - 24,220 GPD

Peak Flow - 33 GPM

Governor's Inn Redevelopment
City of Williamsburg, Virginia
Water Generation
LRI Job #19-398
5/5/2020 (Rev: 07/27/2020)

Existing Water Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day (pf=1.7) Demand (gpm)	Peak Hr (pf=4.0) Demand (gpm)
Hotel	Residential	130	24	200	26,000	18	31	72
					Total Daily Demand = 26,000 GPD			
					Average Demand = 18 GPM			
					Maximum Day Demand = 31 GPM			
					Peak Hour Demand = 72 GPM			

Proposed Water Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day (pf=1.7) Demand (gpm)	Peak Hr (pf=4.0) Demand (gpm)
Apartment Complex	Residential	310	24	162	50,220	35	59	140
					Total Daily Demand = 50,220 GPD			
					Average Demand = 35 GPM			
					Maximum Day Demand = 59 GPM			
					Peak Hour Demand = 140 GPM			

Addotional Demands Created by Project

Daily	**24,220 GPD**
Average	**17 GPM**
Max Day	**28 GPM**
Peak Hr.	**68 GPM**

Exhibit C

506 North Henry Street (Governor's Inn) Archaeological Site Impact Assessment

Jack Gary and Eric Schweickart

5/8/2020

The following provides an overview of the potential for archaeological resources on the property located at 506 North Henry Street which currently contains the Governor's Inn Hotel. The property is composed of three parcels – Parcel 1 (4.7 acres) contains the hotel, Parcel 2 (5.4 acres) is a wooded undeveloped lot, and Parcel 5 (.18 acre) is a small undeveloped corner of the hotel (Figure 1). An archaeological site (44WB0006) was registered with the Virginia Department of Historic Resources in 1978 (Figure 2) and the entire property was tested for archaeological resources in 1983 (Figure 3). The property falls within the City of Williamsburg Archaeological Protection District.

Previous Archaeological Testing (44WB0006)

Site 44WB0006 is located on Parcel 2 in the wooded undeveloped section of the lot. The site was recorded in 1978 as a layer of brick rubble about 8" below the ground beneath a 20th century dump site (Figure 2). Additional testing in the area was performed in 1983 as part of an archaeological survey of a proposed, but never constructed, extension of Second Street (Hunter et al 1984) (Figure 3). A total of 35 STPs were excavated across the property as a part of that project. One STP (marked with a red arrow on Figure 3) confirmed the location of 44WB0006. The site was described as a layer of buried brick rubble beneath a 6" thick layer of clay and 20th century deposition. Artifacts from this STP included decal decorated whiteware, dating the deposit to post-1880. The site was also visible on the surface and surface collection along Chesapeake Avenue identified a large scatter of artifacts dating to the second quarter of the 20th century (the blue shaded area in Figure 3) and a smaller scatter of mid-to-late-19th century ceramics (the pink shaded area in Figure 3). The STPs in the northeast portion of the property revealed significant disturbance through earth moving and filling. This area appears to have now been built on as part of Governor's Inn. STPs located along the north slope and down into the ravine did not uncover any additional archaeological resources. The 1983 survey determined that the area had been adequately surveyed and determined that no further archaeological work was needed (Hunter et al 1984:90-92).

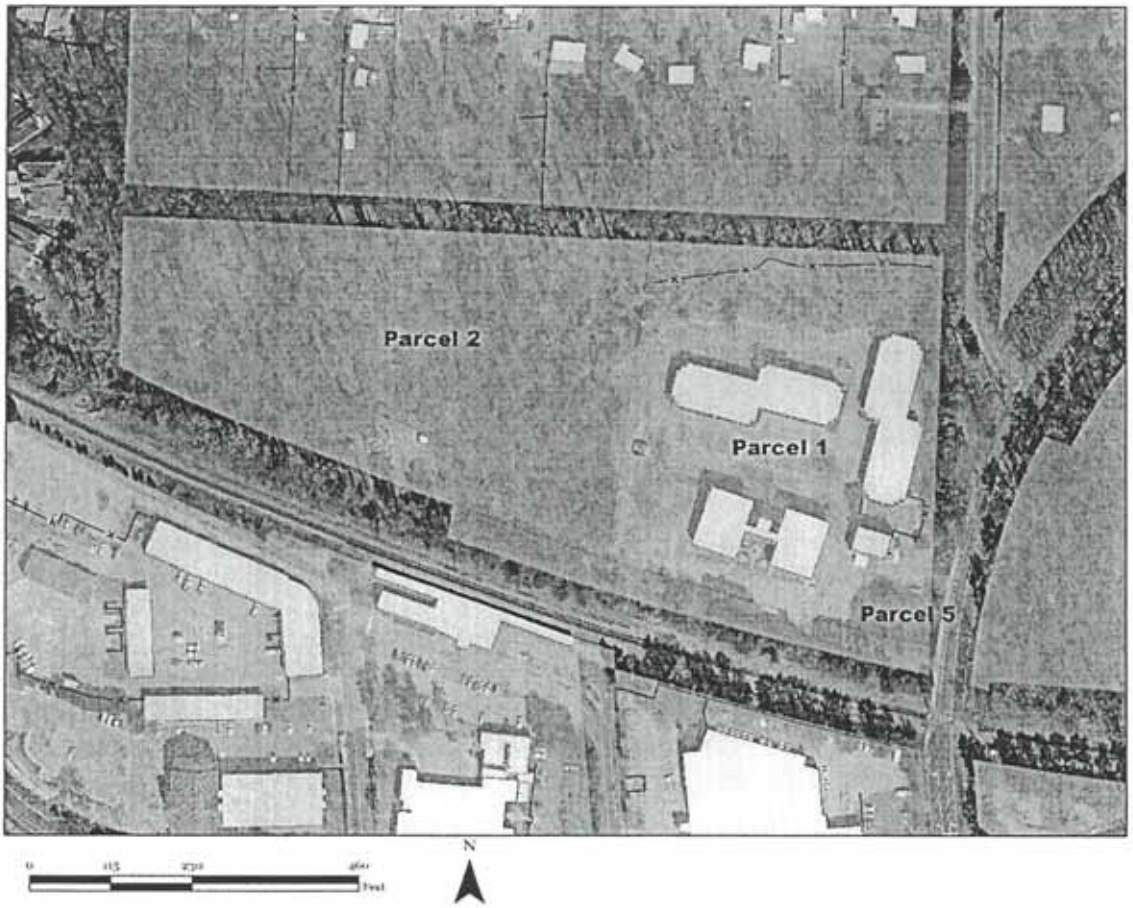


Figure 1: 506 North Henry Street parcels.

Figure 2: Red circle marks site boundaries of 44WB0006 as mapped in VCRIS with the Virginia Department of Historic Resources.

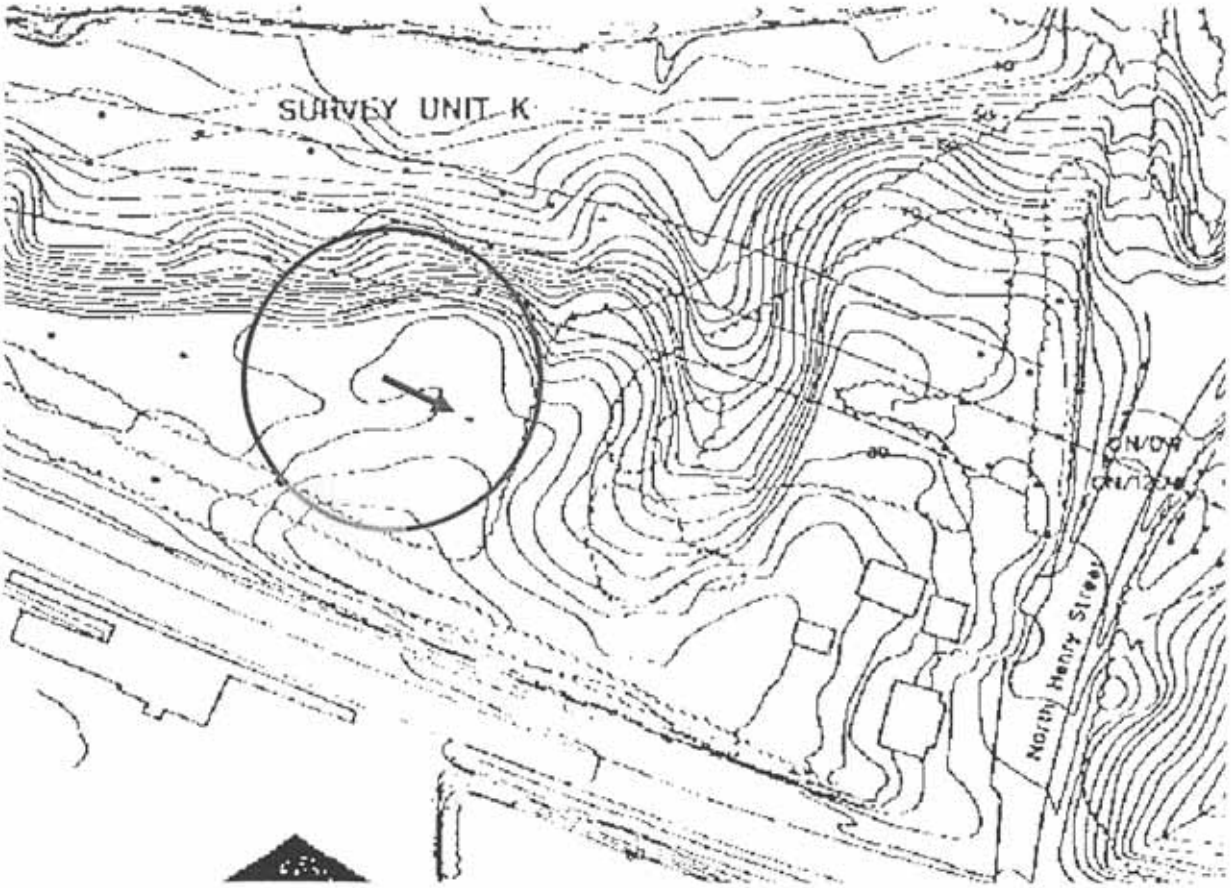


Figure 3: Map of shovel test pits excavated in 1983. Red circle marks approximate site boundaries of 44WB0006.

Documentary History

The area was part of the large property, called the Palace Park, given to the Colonial Governor, along with the Governor's Palace, in the 18th century. This property was cleared and portions were used as agricultural fields. After the Revolution, the property was given to the College of William and Mary, which proceeded to subdivide it and sell it off. Rev. Dr. Samuel Smith McCroskey purchased the entire property from the College in 1790 and held it until his death in 1803. McCroskey seems to have constructed buildings on the estate, because some were there in 1816 when Robert Saunders purchased the land at auction. Saunders and his son held the property until 1838, and archaeological surveys have identified several structures constructed during the Saunders ownership elsewhere on the property. John and Amanda Gregory purchased the land in 1838 before selling it to Dr. Samuel S. Griffin in 1841. The Griffin family subdivided the land and sold off several parcels to individual homesteaders, but the bulk of the property was still called the "Griffin Farm" in 1904 when it was purchased by the Southern Land Company. Since the area is located on a relatively flat bluff which slopes off steeply to the north and west, it is prime agricultural land. An aerial photograph of Williamsburg taken in 1927 shows that the property was mostly a cleared agricultural field, though a small dark smudge in the southern

portion of the area may be the remains of an earlier structure (Figure 4). The property was farmed until the mid-20th century, at which point it was allowed to become re-forested.

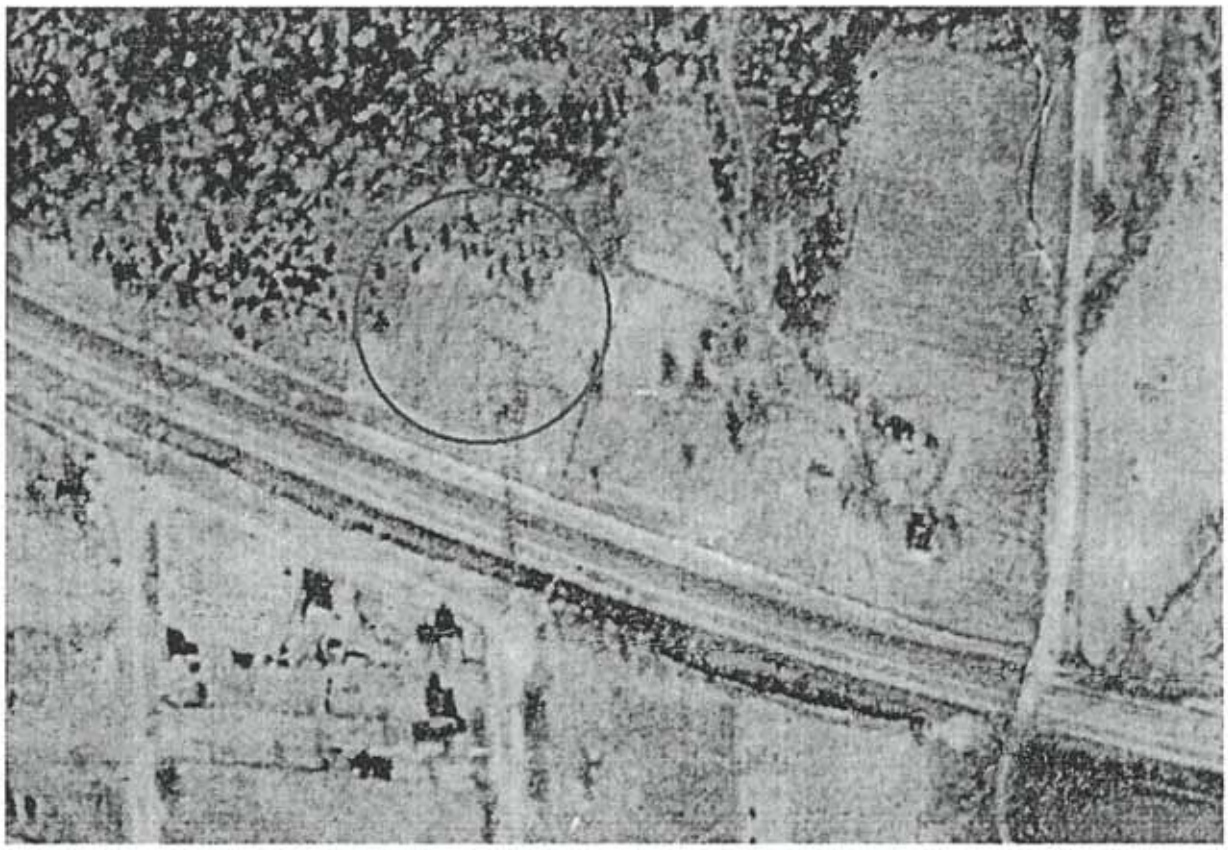


Figure 2: Red circle marks the approximate site boundaries of 44WB0006.

Archaeological Potential and Recommendations

The documentary and archaeological review of the property suggests a low probability of archaeological resources associated with the historic development of Williamsburg. The 1983 survey of the property revealed that in general the majority of the property has been disturbed or does not contain archaeological resources. Parcels 1 and 5, which contain the Governor's Inn Hotel has significantly disturbed that portion of the property. Parcel 2 contains site 44WB0006. This site appears to be a scatter of mid-19th through mid-20th century domestic refuse possibly associated with a small farmstead or tenant farm. The lack of intact subsurface features and disturbance across much of the property suggests that there is limited potential to gain new information from this site. We agree with the 1983 assessment and **recommend that no further archaeological work is needed for this property**.

Work Cited

Hunter, Robert R. Jr., Patricia Samford, and Marley R. Brown III. 1984. *Phase II Archaeological Testing of the Proposed Second Street Extension, York County and Williamsburg, Virginia*. Report submitted by Colonial Williamsburg Department of Archaeology to Virginia Department of Highways and Transportation. Manuscript on file at Colonial Williamsburg Department of Archaeology.

FISCAL IMPACT ANALYSIS **EXHIBIT D**

Summary

The proposed multi-family development will be fiscally positive for the City of Williamsburg. At buildout the City should receive an estimated $437,478 in tax revenue both directly and indirectly from the property. Meanwhile the total cost to provide the necessary services related to the additional residents the development brings are estimated to be $145,614. These calculations do not add in the increased positive consumer activity for the downtown markets, shops and restaurants which the development's residents will likely frequent. This added business can spark additional commercial market demand and sales tax revenue as well as help grow the downtown vibrancy vision.

The population, cost, and income data used for the analysis was provided by Carolyn Murphy from Finance Director Barbara Dameron.

Property Highlight

The development is designed as a luxury Class-A, multifamily apartment community with a projected 70 one bedroom apartments and 92 two bedroom apartments. That creates a total of 162 units with a total bedroom count of 254. For the purposes of this analysis we assume an average of 1.5 persons per bedroom to reside at the property for a total of 381.

The desire is to have mixed income units with 90% (146) of the units being regular market rate and the remaining 10% (16) to be reserved at 80% Area Mean Income (AMI) as defined by HUD and be income and rent restricted at those levels and mixed throughout the property.

ESTIMATED UNIT PRICE MATRIX

Type	Unit Count	Unit Rent
1 Bd – 80% AMI	7	$ 1112
2 Bd – 80% AMI	9	$ 1248
1 Bd – Full Market	63	$ 1390
2 Bd – Full Market	83	$ 1560

REVENUE

Real Estate, Sales, and Personal Property Tax

The project would generate substantial tax revenue for Williamsburg through additional real estate, sales and personal property taxes. Assuming a finished property valuation of $32,400,000 and a current tax rate on real estate of $0.60 per $100 the real estate taxes alone would be $32,400,000 / $100 x $.60 = $194,400 annually.

With the subject property's central city location it is fair to assume much of the residents' shopping and dining needs would take place in the city limits. This added local consumer base boosts not only local businesses but also Williamsburg City's budget through additional sales tax revenue.

City's 1% sales tax for FY19 (audited)	$4,828,777 / 15,383(pop.) = $314
Historic sales tax (1/2 %)	$2,012,985 / 15,383(pop.) = $131

When applying the estimated population of 381 persons and using same per person income the City could benefit and additional ($314 + $131) x 381 = $169,545 annually.

There is also the benefit of additional personal property tax for the City. The provided 2019 audited numbers show the city recognized an average of $2,012,985 / 15,383(pop.) = $193 per person. That would be an additional $193 x 381 = $73,533 for the City.

EXPENSES

School System

Castle Development Partners owns and operates several other properties which we consider very comparable to the proposed project and we used the actual information gathered from those properties to gather expected impact numbers. The comparable properties had a combined unit count of 772 units and a total 28 school age children, generating a per unit average of .036 students per unit. That generates an expected 6 school age children for the property if rounded up. It is worth noting that the comparable properties contain some 3 bedroom units as well which tend to have a higher likelihood of housing children. The subject property has no proposed 3 bedroom units.

Cost per student - $10,299/year

Added potential cost to Williamsburg school system – 6 students x $10,299 = $61,794/year

Emergency Services

According to provided data the costs related to emergency services is as follows:

Fire and EMS Service Cost – FY19 Audited	$4,153,194
EMS Recovery Fees	($649,142)
Emergency Services Agreement W&M	($120,000)
Net Cost	$3,384,091 / 15,383(pop.) = $220 per person

At an estimated population of 381 persons and using the same per person costs we get an additional annual cost of $220 x 381 = $83,820

CONCLUSION

In considering the impact of any new property there are typically positive and negative impacts. Some of those impacts are fiscal while some involve metrics that are harder to measure. As far as the fiscal impact of the subject property, through analysis of the data available we find an annual net positive to the City of $291,864 through a combination of both direct and indirect tax revenue. This revenue would be expected to grow over time creating a beneficial addition to the City budget without overburdening the City's various public services.

July 10, 2020

Mr. William S. Felts, L.S.
Landtech Resources, Inc.
3925 Midlands Road
Williamsburg, VA 23188

ECS Project No. 07:15203

Reference: Soils Exploration and Letter Report
Governor's Inn Redevelopment
City of Williamsburg
Williamsburg, Virginia

Dear Mr. Felts,

ECS Mid-Atlantic, LLC has completed hand augers and a letter report for the above referenced project. The proposed soils exploration is located near the intersection of North Henry Street and Lafayette Street in the City of Williamsburg, Virginia. The proposed development includes re-development including a new building and parking areas. ECS completed a soils exploration in areas with steeper slopes to help determine the amount of man-made fill (if encountered) within the steep slope areas. Please refer to the attached Boring Location Plan of Attachment I for the specific locations of the hand augers.

Three (3) hand augers (designated as HA-1 through HA-3) at a depth of 10-feet were performed along the slope as shown on the hand auger location plan. The hand augers were performed approximately mid-Visual observations of the slope areas were also performed. Observations for groundwater were made during sampling and upon completion of the augering operations at the hand auger boring locations. The Individual Soil Hand Auger Logs can be found in Attachment II, of this report. A copy of the Reference Notes for Boring Logs is included in Attachment III of this report.

Representative samples were selected and subjected to classification testing consisting of natural moisture content, gradation (including #200 wash), and atterberg limit testing and analysis. The Laboratory Testing Summary is included in Attachment IV.

SUBSURFACE CHARACTERIZATION

In general, the natural soils were generally classified as Silty SAND (SM), and Clayey SAND (SC), with varying amounts of silts and clays. The site was mostly wooded and the top 4 to 6 inches are topsoil laden with organics. The soils at the areas and depths explored appeared to be natural and did not appear to consist of man-made FILL material. Visual observation of the area appeared to confirm that based on the large trees that were present at the top and bottom of the slope as well as on the slope in areas.

GROUNDWATER OBSERVATIONS

Groundwater seepage into our hand augers borings was not observed during our exploration at the depths explored. Variations in the long term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, construction activities, and other factors. The highest groundwater observations are normally encountered in the late winter and early spring. The current groundwater observations are expected to be near the normal water table.

GENERAL COMMENTS

This letter report has been prepared in order to aid in the evaluation of this site and to assist Landtech Resources, Inc with the proposed project. The report scope is limited to the specific project and location described, and the project description represents our understanding of the significant aspects relevant to soil characteristics.

We have appreciated being of service to you during the design phase of this project and look forward to its successful construction. If you should have any questions regarding the information contained in this letter report or if we can be of any further assistance, please contact our office.

Respectfully,

ECS MID-ATLANTIC, LLC.

COMMONWEALTH OF VIRGINIA
W. LLOYD WARD
Lic. No. 034612
PROFESSIONAL ENGINEER

Mae L. Kemsley
Geotechnical Project Manager

W. Lloyd Ward, P.E.
VP/Williamsburg Branch Manager

Attachment: I. Site and Boring Location Diagram
Attachment: II. Hand Auger Boring Logs
Attachment: III. Reference Notes for Boring Logs
Attachment: IV. Laboratory Testing Summary

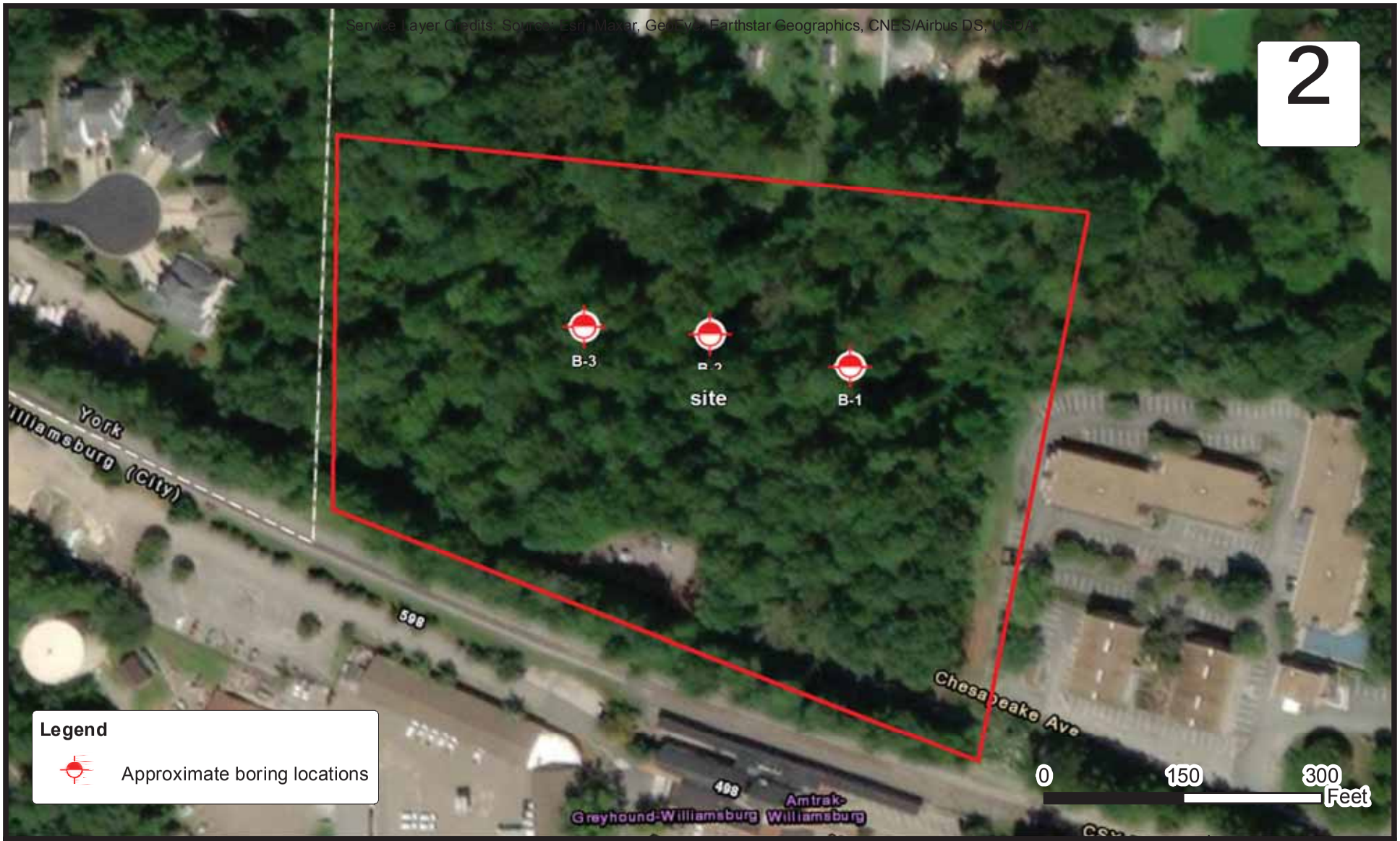
ATTACHMENT I

Site and Boring Location Plan

Site Location Diagram
GOVERNOR'S INN SOILS EXPLORATION

520 N. HENRY STREET, WILLIAMSBURG, VIRGINIA

ENGINEER	WLW
SCALE	1 " = 150 '
PROJECT NO.	07:20878
SHEET	1 OF 1
DATE	6/22/2020



Boring Location Diagram
GOVERNOR'S INN SOILS EXPLORATION

520 N. HENRY STREET, WILLIAMSBURG, VIRGINIA
LANDTECH RESOURCES, INC.

ENGINEER	WLW
SCALE	1 " = 150 '
PROJECT NO.	07:15203
SHEET	1 OF 1
DATE	7/2/2020

ATTACHMENT II

Hand Auger Boring Logs

CLIENT	Job #:	BORING #	SHEET
Landtech Resources, Inc.	07:15203	HA-1	1 OF 1

PROJECT NAME: Governor's Inn Soils Exploration

ARCHITECT-ENGINEER:

SITE LOCATION: 520 N. Henry Street, Williamsburg, James City County, VA

NORTHING: | EASTING: | STATION:

CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - - REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 55

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	ST	0	0	Topsoil Thickness [6.00"]		55	
					(SC) CLAYEY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense			
	S-2	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled brown, moist, very dense			
	S-3	ST	0	0				
5							50	
	S-4	ST	0	0				
	S-5	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled tan brown, moist, very dense			
10					END OF BORING @ 10'		45	
15							40	
20							35	
25							30	
30							25	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL WS ☐ WD ☒	BORING STARTED 07/03/20	CAVE IN DEPTH
WL(SHW) WL(ACR)	BORING COMPLETED 07/03/20	HAMMER TYPE Manual
WL	RIG Hand Augers FOREMAN ECS	DRILLING METHOD Hand Auger

CLIENT	Job #:	BORING #	SHEET
Landtech Resources, Inc.	07:15203	HA-2	1 OF 1

PROJECT NAME: Governor's Inn Soils Exploration

ARCHITECT-ENGINEER:

SITE LOCATION: 520 N. Henry Street, Williamsburg, James City County, VA

NORTHING | EASTING | STATION

CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - - REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 55

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	ELEVATION (FT)
0	S-1	ST	0	0	Topsoil Thickness [4.00"] (SC) CLAYEY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense	55
	S-2	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense	
	S-3	ST	0	0		
5						50
	S-4	ST	0	0		
	S-5	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled tan brown, moist, very dense	
10					END OF BORING @ 10'	45
15						40
20						35
25						30
30						25

WATER LEVELS | BLOWS/6"

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL WS ☐ WD ☒	BORING STARTED 07/03/20	CAVE IN DEPTH
WL(SHW) WL(ACR)	BORING COMPLETED 07/03/20	HAMMER TYPE Manual
WL	RIG Hand Augers FOREMAN ECS	DRILLING METHOD Hand Auger

CLIENT	Job #:	BORING #	SHEET
Landtech Resources, Inc.	07:15203	HA-3	1 OF 1

PROJECT NAME: Governor's Inn Soils Exploration

ARCHITECT-ENGINEER:

SITE LOCATION: 520 N. Henry Street, Williamsburg, James City County, VA

NORTHING: | EASTING: | STATION:

CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - - REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

ENGLISH UNITS

BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 55

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	ST	0	0	Topsoil Thickness [6.00"]		55	
					(SC) CLAYEY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense			
	S-2	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense			
	S-3	ST	0	0				
5							50	
	S-4	ST	0	0				
	S-5	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled tan, moist, very dense			
10					END OF BORING @ 10'		45	
15							40	
20							35	
25							30	
30							25	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL WS ☐ WD ☒	BORING STARTED 07/03/20	CAVE IN DEPTH
WL(SHW) WL(ACR)	BORING COMPLETED 07/03/20	HAMMER TYPE Manual
WL	RIG Hand Augers FOREMAN ECS	DRILLING METHOD Hand Auger

ATTACHMENT III

Reference Notes for Boring Logs

REFERENCE NOTES FOR BORING LOGS

MATERIAL[1,2]	
	ASPHALT
	CONCRETE
	GRAVEL
	TOPSOIL
	VOID
	BRICK
	AGGREGATE BASE COURSE
	FILL[3] MAN-PLACED SOILS
GW	WELL-GRADED GRAVEL gravel-sand mixtures, little or no fines
GP	POORLY-GRADED GRAVEL gravel-sand mixtures, little or no fines
GM	SILTY GRAVEL gravel-sand-silt mixtures
GC	CLAYEY GRAVEL gravel-sand-clay mixtures
SW	WELL-GRADED SAND gravelly sand, little or no fines
SP	POORLY-GRADED SAND gravelly sand, little or no fines
SM	SILTY SAND sand-silt mixtures
SC	CLAYEY SAND sand-clay mixtures
ML	SILT non-plastic to medium plasticity
MH	ELASTIC SILT high plasticity
CL	LEAN CLAY low to medium plasticity
CH	FAT CLAY high plasticity
OL	ORGANIC SILT or CLAY non-plastic to low plasticity
OH	ORGANIC SILT or CLAY high plasticity
PT	PEAT highly organic soils

DRILLING SAMPLING SYMBOLS & ABBREVIATIONS

SS	Split Spoon Sampler	PM	Pressuremeter Test
ST	Shelby Tube Sampler	RD	Rock Bit Drilling
WS	Wash Sample	RC	Rock Core, NX, BX, AX
BS	Bulk Sample of Cuttings	REC	Rock Sample Recovery %
PA	Power Auger (no sample)	RQD	Rock Quality Designation %
HSA	Hollow Stem Auger		

PARTICLE SIZE IDENTIFICATION

DESIGNATION		PARTICLE SIZES
Boulders		12 inches (300 mm) or larger
Cobbles		3 inches to 12 inches (75 mm to 300 mm)
Gravel:	Coarse	¾ inch to 3 inches (19 mm to 75 mm)
	Fine	4.75 mm to 19 mm (No. 4 sieve to ¾ inch)
Sand:	Coarse	2.00 mm to 4.75 mm (No. 10 to No. 4 sieve)
	Medium	0.425 mm to 2.00 mm (No. 40 to No. 10 sieve)
	Fine	0.074 mm to 0.425 mm (No. 200 to No. 40 sieve)
Silt & Clay ("Fines")		<0.074 mm (smaller than a No. 200 sieve)

COHESIVE SILTS & CLAYS

UNCONFINED COMPRESSIVE STRENGTH, Q_P[4]	SPT[5] (BPF)	CONSISTENCY[7] (COHESIVE)
<0.25	<3	Very Soft
0.25 - <0.50	3 - 4	Soft
0.50 - <1.00	5 - 8	Firm
1.00 - <2.00	9 - 15	Stiff
2.00 - <4.00	16 - 30	Very Stiff
4.00 - 8.00	31 - 50	Hard
>8.00	>50	Very Hard

GRAVELS, SANDS & NON-COHESIVE SILTS

SPT[5]	DENSITY
<5	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
>50	Very Dense

RELATIVE AMOUNT[7]	COARSE GRAINED (%)[8]	FINE GRAINED (%)[8]
Trace	≤5	≤5
Dual Symbol *(ex: SW-SM)*	10	10
With	15 - 20	15 - 25
Adjective *(ex: "Silty")*	≥25	≥30

WATER LEVELS[6]

	WL	Water Level (WS)(WD) (WS) While Sampling (WD) While Drilling
	SHW	Seasonal High WT
	ACR	After Casing Removal
	SWT	Stabilized Water Table
	DCI	Dry Cave-In
	WCI	Wet Cave-In

[1] *Classifications and symbols per ASTM D 2488-09 (Visual-Manual Procedure) unless noted otherwise.*

[2] *To be consistent with general practice, "POORLY GRADED" has been removed from GP, GP-GM, GP-GC, SP, SP-SM, SP-SC soil types on the boring logs.*

[3] *Non-ASTM designations are included in soil descriptions and symbols along with ASTM symbol [Ex: (SM-**FILL**)].*

[4] *Typically estimated via pocket penetrometer or Torvane shear test and expressed in tons per square foot (tsf).*

[5] *Standard Penetration Test (SPT) refers to the number of hammer blows (blow count) of a 140 lb. hammer falling 30 inches on a 2 inch OD split spoon sampler required to drive the sampler 12 inches (ASTM D 1586). "N-value" is another term for "blow count" and is expressed in blows per foot (bpf).*

[6] *The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils. In clay and cohesive silts, the determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally employed.*

[7] *Minor deviation from ASTM D 2488-09 Note 16.*

[8] *Percentages are estimated to the nearest 5% per ASTM D 2488-09.*

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ATTACHMENT IV

Laboratory Testing Summary

Laboratory Testing Summary

Boring Number	Sample Number	Depth (feet)	MC[1] (%)	Soil Type[2]	Atterberg Limits[3]			Percent Passing No. 200 Sieve[4]	Moisture - Density (Corr.)[5]		CBR Value[6]	Other
					LL	PL	PI		Maximum Density (pcf)	Optimum Moisture (%)		
HA-1												
	S-1	4.00 - 4.00	14.7	SC				37.4				

Notes: 1. ASTM D 2216, 2. ASTM D 2487, 3. ASTM D 4318, 4. ASTM D 1140, 5. See test reports for test method, 6. See test reports for test method

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content (ASTM D 2974)

Project No. 15203

Project Name: Governor's Inn Soils Exploration

Client: Landtech Resources, Inc.

Printed On: Friday, July 10, 2020

ECS Mid-Atlantic, LLC

Williamsburg, VA

FY 2020 Income Limits Documentation System

FY 2020 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2020 Income Limit Area	Median Family Income Explanation	FY 2020 Income Limit Category	Persons in Family 1	2	3	4	5	6	7	8
Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area	$82,500	Very Low (50%) Income Limits ($) Explanation	28,900	33,000	37,150	**41,250**	44,550	47,850	51,150	54,450
		Extremely Low Income Limits ($)* Explanation	17,350	19,800	22,300	**26,200**	30,680	35,160	39,640	44,120
		Low (80%) Income Limits ($) Explanation	46,200	52,800	59,400	**66,000**	71,300	76,600	81,850	87,150

NOTE: Williamsburg city is part of the **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area**, so all information presented here applies to all of the **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area**.

The **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area** contains the following areas: Currituck County, NC; Gloucester County, VA; Isle of Wight County, VA; James City County, VA; Mathews County, VA; York County, VA; Chesapeake city, VA; Hampton city, VA; Newport News city, VA; Norfolk city, VA; Poquoson city, VA; Portsmouth city, VA; Suffolk city, VA; Virginia Beach city, VA; and Williamsburg city, VA.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2020 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2020 Fair Market Rent documentation system.

For last year's Median Family Income and Income Limits, please see here:

FY2019 Median Family Income and Income Limits for Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area

Select a different county or county equivalent in Virginia:

Virginia Beach city
Warren County
Washington County
Waynesboro city
Westmoreland County
Williamsburg city

Select county or county equivalent

Select any FY2020 HUD Metropolitan FMR Area's Income Limits:

Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area

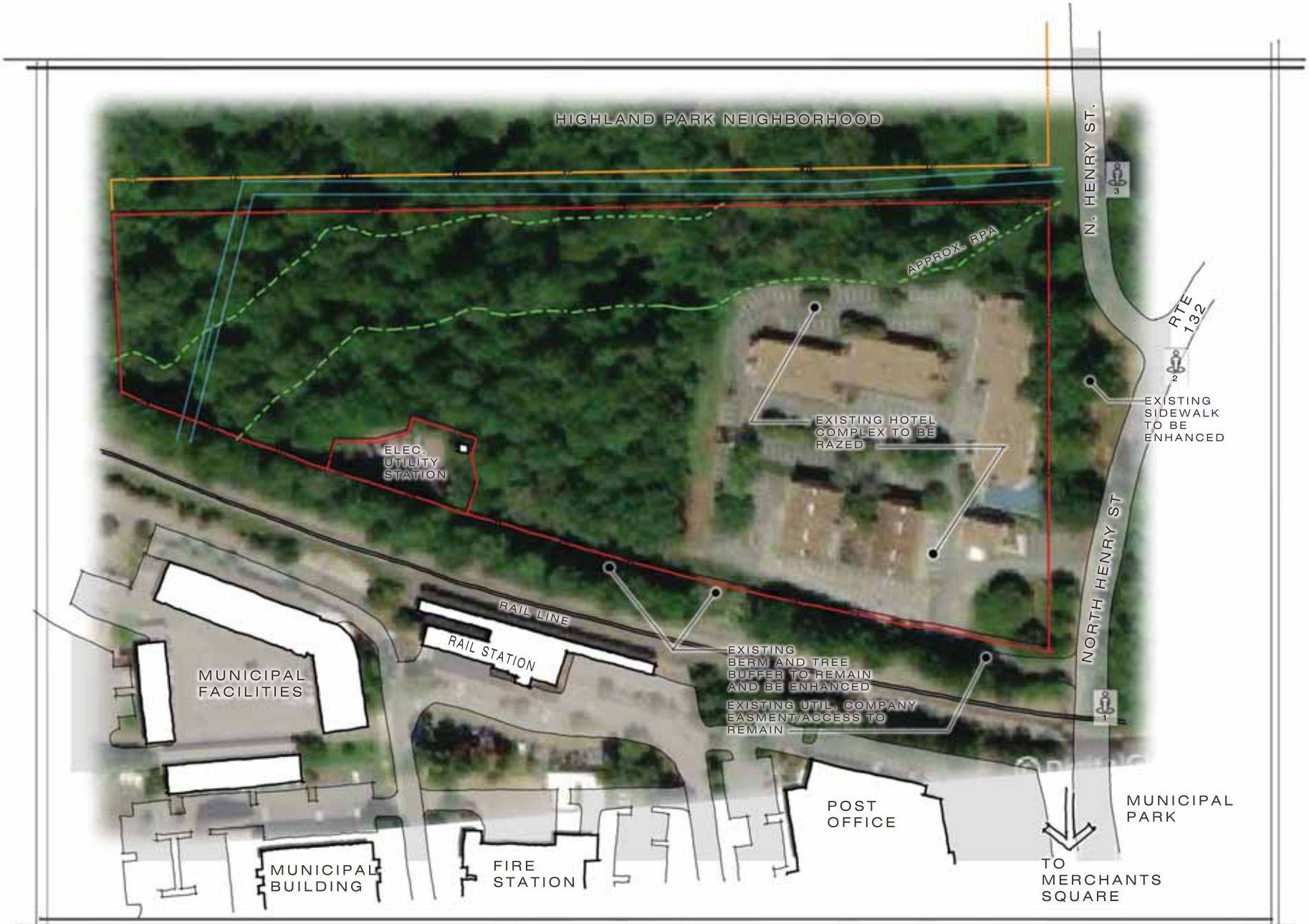
Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Update URL For bookmarking or E-Mailing

Prepared by the Program Parameters and Research Division, HUD.



EXISTING SITE CONDITIONS

BEFORE | AFTER

HOPKS & ASSOCIATES

VIGNETTE #1

BACK

HOPKE & ASSOCIATES

BEFORE AFTER

VIGNETTE #2

BACK

HOFFAS & ASSOCIATES

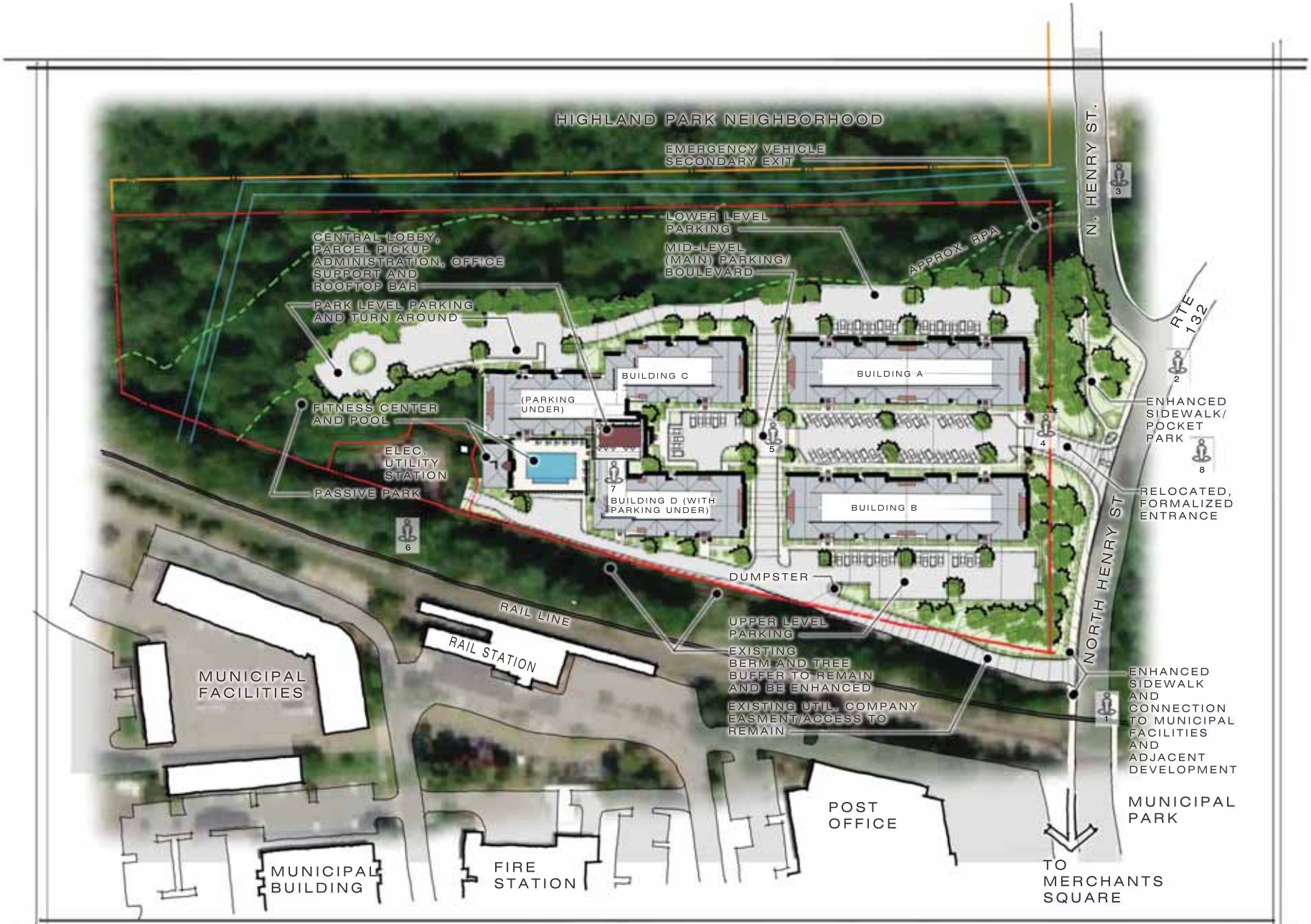
BEFORE AFTER

VIGNETTE #3

BACK

HOPKE & ASSOCIATES

BEFORE AFTER



OVERALL SITE PLAN

BEFORE AFTER

HOPKS & ASSOCIATES

BEFORE AFTER BACK

BEFORE AFTER

BACK

BEFORE AFTER

BACK

BACK

VIGNETTE #5

BACK

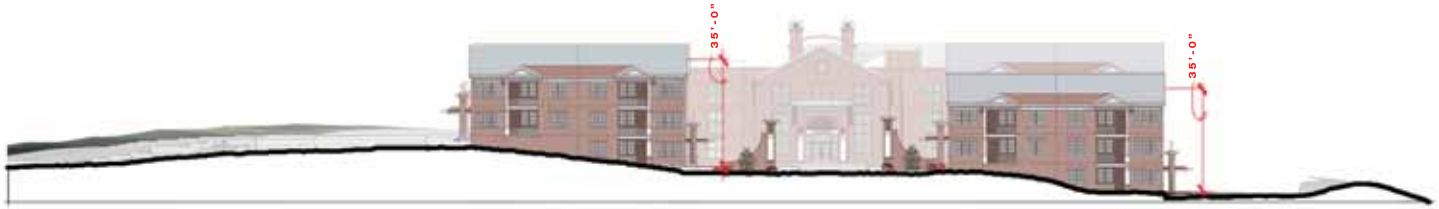
VIGNETTE #6

BACK

VIGNETTE #7

BACK

BACK



EAST FACING SITE SECTION

EAST ELEVATION

SITE REFERENCE PLAN

PERSPECTIVE FROM HENRY ST

H&A #40006

CONCEPTUAL DESIGN for the

REDEVELOPMENT of GOVERNOR'S INN

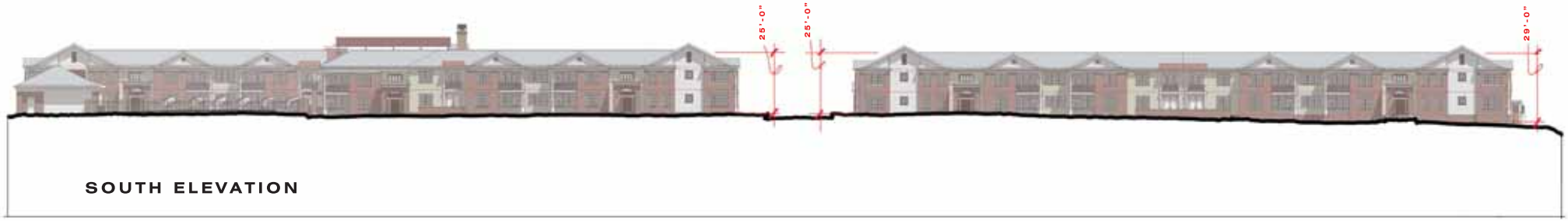
CITY OF WILLIAMSBURG, VIRGINIA

0 40 80 160 320
0 80 160 320 640

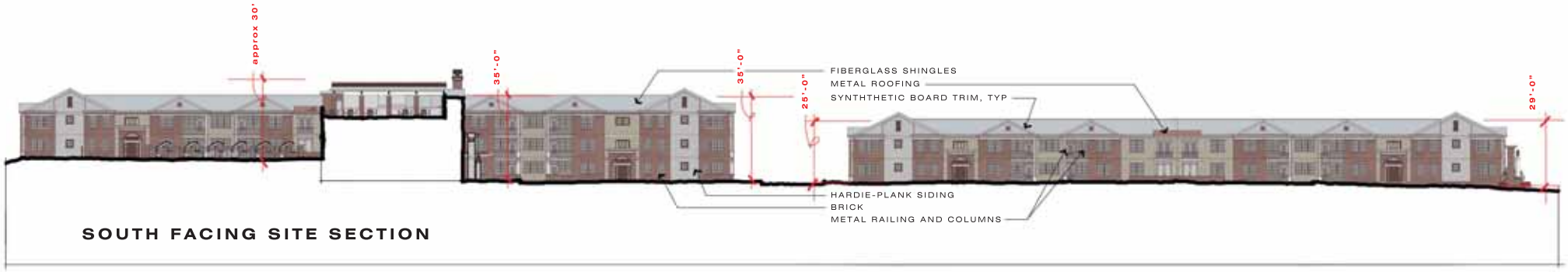
18 MAY 2020

HOPKE & ASSOCIATES
ARCHITECTURE | PLANNING | INTERIORS

SITE REFERENCE PLAN



SOUTH ELEVATION



SOUTH FACING SITE SECTION

H&A #40006

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CITY OF WILLIAMSBURG, VIRGINIA

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0 80 160 320 640

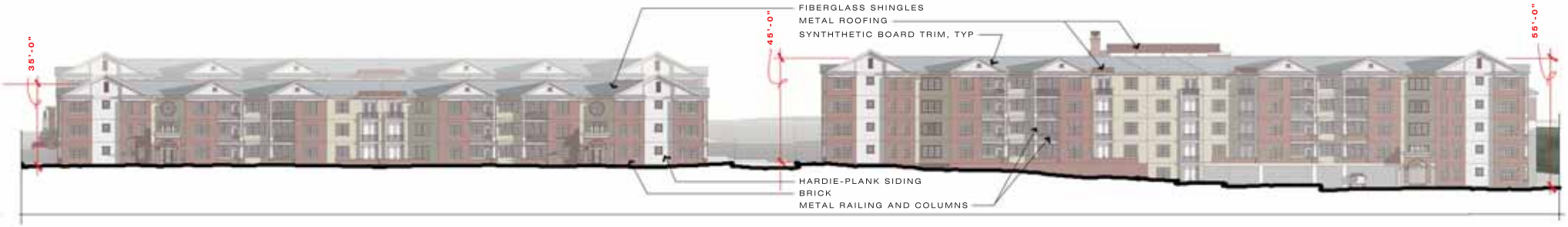
18 MAY 2020

HOPKE & ASSOCIATES
ARCHITECTURE | PLANNING | INTERIORS
1106 JAMESTOWN ROAD, SUITE C
WILLIAMSBURG, VIRGINIA 23185
757-229-1192
www.hopke.com

WEST ELEVATION

SITE REFERENCE PLAN

NORTH FACING SITE SECTION



NORTH ELEVATION

H&A #40006

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CITY OF WILLIAMSBURG, VIRGINIA

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0 80 160 320 640

18 MAY 2020

HOPKE & ASSOCIATES
ARCHITECTURE | PLANNING | INTERIORS

Carolyn Murphy

From: Mary Bull <marybull1665@gmail.com>
Sent: Thursday, August 20, 2020 11:54 PM
To: Elaine McBeth; Jeffrey Klee; Andrew Edwards; Justin Shawler; Greg Granger; James Boswell; John Tarley; Carolyn Murphy
Subject: Governor's Inn Redevelopment

[**NOTICE:** This message originated outside of the City of Williamsburg mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello all,

I am a resident of Highland Park (6 years renting on Burbank St, bought a home on Dunning St in June this year), and I'm very pleased with the idea of the redevelopment of the Governor's Inn tract.

I attended the planning meeting yesterday and wanted to comment positively on the redevelopment project but unfortunately had to leave a little after 5pm for another commitment. Since many of the comments from my neighbors had a negative cast, I wanted to go on the record to say that I really like the direction of this development for the city.

Higher density development is really the future for energy and climate efficiency, affordability, and social benefit. I chose to live in Highland Park because I love being able to walk to restaurants, shops, and interesting areas. With the limited parking downtown, a walkable living area nearby is a great choice - I park at my friend's apartment in the Norfolk Harbor area for this reason. Smaller dwellings with shared walls is overall a big energy savings, which is important for so many reasons, including overall carbon related efficiency. Also, it seems like the developers have done a reasonable job designing a pleasant and effective building and area that suits the location, and they've made changes to satisfy some of the more substantive Highland Park neighborhood critiques.

I would like the city to use its leverage to push for lower rents in at least a portion of the apartments; as one of you pointed out, their "affordable" rent rate is too high for me when I was a Colonial Williamsburg interpreter a couple of years ago. I'd love to see a rate like $800/month for a single and $1000/month for a 2 bedroom in the income adjusted apartments, still a bit pricey for that audience but reflective of the newer fancier development.

Thanks for your time and work on this project; this type of development close to the downtown Williamsburg area is a new and welcome change for me after ten years of living here; I'm very happy to see more walkable housing (and someday, a walkable grocery store!) where I live.

Mary Bull
424 Dunning St

Zoning Administrator - Architectural Review Board - City Council - Planning Commission

Attached is a copy of a letter that has been signed by 18 members of the Highland Park Community (with how many years they have lived in Highland Park) in response to the proposed re-development of the land where the Governor's Inn now stands. The original letters have all been delivered to the Zoning Administrator.

We understand that this closed motel that is becoming and eyesore must go, but question the need for the development to be as large as proposed and are especially concerned about the number of trees that will be sacrificed for this development, which goes well beyond the current building footprint. These trees are crucial to our neighborhood – providing a buffer from this development and the train tracks.

We are willing to meet with you at any time to discuss our concerns.

Mary Cottrill on behalf of those who signed individual letters.

Mary Cottrill 8 July 2020

Vickie Tyler – Highland Park Civic Association President, 51 years (419 Henderson St.)

Roger Wynn – 70 years (his entire life) (421 Burbank St.)

Ray Morman – 69 years (his entire life) (524 Burbank St.)

William Byrd – 65 years (529 Burbank St.)

Floyd Parker – trustee Union Baptist Church – 55 years (108 Alice St.)

Robert and Jennifer Walton – 52 years (510 Burbank St.)

Henrietta Morman – 36 years (500 Burbank St.)

Robert Lee Conder – 33 years (512 Burbank St.)

Lucretia and Rodney Piggott – 28 years (420 Burbank St.)

Mary Cottrill – 23 years (512 Burbank St.)

Mary Shaw – 16 years (426 Dunning St.)

Junious Williams – 15 years (416 Burbank St.)

Mary Washington – 5 years (524 Burbank St.)

Mary Bull – 5 years (520 Burbank St.)

Charles Ritinski – 4 years (424 Dunning St.)

Kyle Williams – 3 years (426 Burbank St.)

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
[illegible] – 757.870.1769 (voice or text)

9 July 2020

Zoning Administrator
401 Lafayette Street
Williamsburg, VA 23185-3617

Copies to - Architectural Review Board, City Council, Planning Commission

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We hope that these issues have already been addressed, but as City residents with a vested stake in this development, we want to make sure since they are very important to the integrity of our community.

- ALL lights on the property should be placed so that they minimize light bleed into the Highland Park Community and to minimize disruption to wildlife in the area.

- In order to serve this new neighborhood and to better serve the Highland Park Community, a covered/illuminated WATA Bus Stop should be built as part of this project on both sides of Henry Street, with a free transfer from Henry Street to the Transportation Center.

- To make this new neighborhood part of a walkable Williamsburg and to better serve the Highland Park Community, sidewalks need to be made ADA Accessible and we need a clear walkable path across the railroad tracks.

- We treasure the trees that have softened the impact of the Governor's Inn on our backyards. We would like to know that these trees will not be sacrificed in the name of development. With the drastic changes in grade on this property and our properties, trees that might not seem significant can be critical to the view from both communities. These trees not only provide a buffer for light and noise, but are home to many species of birds and provide shelter for deer, squirrels, groundhogs and other wildlife.

We ask:

- What is the anticipated impact of this new development on our schools? Isn't Matthew Whaley at or beyond capacity already? How will this impact Highland Park children?

- During construction, what is the anticipated noise impact on our neighborhood and the wildlife that inhabits the wetlands behind our homes?

- What impact will these 150+ 2-Bedroom units have on traffic on North Henry Street?

- Does the City Fire Department already have the equipment necessary to fight a fire in the multi-story units?

- Where is the exact location of the proposed 2nd exit from the apartments? Will this be used daily or only for emergencies? Has it been planned so that the number of trees removed will be minimized?

- What will be done to keep this new neighborhood vibrant in the future? We don't want to be living behind another vacant eyesore in 15 years.

We welcome well-planned developments in our City and we look forward to working with the City as they make smart decisions as to the future of the property currently occupied by the Governor's Inn.

Thank you for listening to our concerns,

Roslyn Banks
signature

Roslyn Banks
print name

422 Roycroft St
address

10 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185
Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Mary Cecelia Johnson

signature

Mary Cecelia Johnson

print name

414 Burbank Street
address

68 Years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185
Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Jennifer Howlett

signature

Jennifer Howlett

print name

– Matthew Whaley already has 2 trailers. Even with the anticipation of a new elementary school, that may or may not be placed to ease overcrowding, is the City willing to help fund WJCC to accomodate a large influx of new students?
Jennifer Howlett

Jay M. Howlett

608 N Henry St
address

20 years in the neighborhood.
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Robert Lee Conder

signature

Robert Lee Conder

print name

512 Burbank St

address

33

years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

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Thank you for listening to our concerns,

Vickie Tyler
signature

Vickie Tyler - Civic Association President
print name

419 Henderson Street
address

51 Years
years in the Highland Park Community

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Williamsburg, VA 23185

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Thank you for listening to our concerns,

signature

Robert & Jennifer Walton
print name

510 Burbank St.
Williamsburg, VA 23185
address

52 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

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Mary Cottrill
signature

Mary Cottrill
print name

516 Burbank Street
address

23
years in the Highland Park Community

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Williamsburg, VA 23185

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Kyle A. Williams
signature

Kyle A. Williams
print name

426 Burbank Street
address Williamsburg, VA 23185

3 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

Zoning Administrator
401 Lafayette Street
Williamsburg, VA 23185-3617

Copies to - Architectural Review Board, City Council, Planning Commission

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We welcome well-planned developments in our City and we look forward to working with the City as they make smart decisions as to the future of the property currently occupied by the Governor's Inn.

Thank you for listening to our concerns,

signature

Mary Bull
print name

520 Burbank St
address

5
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

trustee

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401 Lafayette Street
Williamsburg, VA 23185-3617

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Thank you for listening to our concerns,

Henrietta R. Marman
signature

Henrietta R. Marman
print name

500 Burbank Street
address

36 years
years in the Highland Park Community

I oppose and disapprove of having an entry or Exit - from the apartment to the Highland Park Community - off of North Henry Street. - Please Keep the entry + Exit from the apartments Hotel Same as the Hotel has NOW Governor's INN = =

"Safety of our Kids/Children "Play Ground."

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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401 Lafayette Street
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Thank you for listening to our concerns,

Ray Mohman
signature

Ray Mohman
print name

524 Burbank St.
address

69 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

signature

Mary Washington
print name

524 Burbank St
address

5 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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401 Lafayette Street
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Thank you for listening to our concerns,

Floyd N Parker trustee
signature

Floyd N. Parker
print name

108 Alice street
address

Union Baptist Church (55 years)
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Mary Ellis Shaw
signature

MARY E. SHAW
print name

426 Dunning St.
address
Williamsburg, VA. 23185

16 YEARS
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

signature

Charles J Ritinski

print name

424 Dunning Street
Williamsburg, VA

address

4

years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Roger Wynn
signature

ROGER WYNN
print name

421 BurBank street
address

Life (70 years)
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

William R. Byrd
signature

William R. Byrd
print name

529 Burbank St
address Williamsburg VA.

65.
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

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Thank you for listening to our concerns,

Lucretia Piggott Rodney Piggott
signature

Lucretia Piggott Rodney Piggott
print name

420 Burbank St 420 Burbank St
address

28 years 28 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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- To make this new neighborhood part of a walkable Williamsburg and to better serve the Highland Park Community, sidewalks need to be made ADA Accessible and we need a clear walkable path across the railroad tracks.

- We treasure the trees that have softened the impact of the Governor's Inn on our backyards. We would like to know that these trees will not be sacrificed in the name of development. With the drastic changes in grade on this property and our properties, trees that might not seem significant can be critical to the view from both communities. These trees not only provide a buffer for light and noise, but are home to many species of birds and provide shelter for deer, squirrels, groundhogs and other wildlife.

We ask:

- What is the anticipated impact of this new development on our schools? Isn't Matthew Whaley at or beyond capacity already? How will this impact Highland Park children?

- During construction, what is the anticipated noise impact on our neighborhood and the wildlife that inhabits the wetlands behind our homes?

- What impact will these 150+ 2-Bedroom units have on traffic on North Henry Street?

- Does the City Fire Department already have the equipment necessary to fight a fire in the multi-story units?

- Where is the exact location of the proposed 2nd exit from the apartments? Will this be used daily or only for emergencies? Has it been planned so that the number of trees removed will be minimized?

- What will be done to keep this new neighborhood vibrant in the future? We don't want to be living behind another vacant eyesore in 15 years.

We welcome well-planned developments in our City and we look forward to working with the City as they make smart decisions as to the future of the property currently occupied by the Governor's Inn.

Thank you for listening to our concerns,

X Junious Williams
signature

X Junious Williams
print name

416 Burbank Street
address

15 years -
years in the Highland Park Community

138 Bastille Court
Williamsburg, VA 23185
grandmagaga1@gmail.com
804 387 6947

RECEIVED
JUL 8 2020

5 July 2020

Heather Markle
Zoning Administrator
City of Williamsburg
401 Lafayette Street
Williamsburg, VA 23185-3617

Dear Ms. Markle:

Before we purchased our property in 2002, we were told the land behind our property at 138 Bastille Court would never be developed as the land would not perk. We were also told Colonial Williamsburg used their property as a buffer between Governor's Inn and our property and could not be developed. As a result, I must express my displeasure at the development of this land and have a few questions I would like answered.

Will all buildings be well on their side of the RPA? Will their construction remain up the hill above the wooded buffer?

I am also concerned about drainage issues affecting the creek and how this could possibly impact my property and others on the York County side of the creek as well as CSX property. Have studies been done, and, if so, what were the conclusions? Has York County been notified of this proposed development?

When we built in 2002, the developer was required by York County to dig a deeper footing for our two-story home due to the close proximity to CSX tracks. Even with the deeper footing, we still have vibrations as

trains move past. If high-speed rail is approved, the vibrations will be worse. How will this impact a multi-story building?

I look forward to your answers.

Sincerely,

Nancy G. Pierson

Nancy G. Pierson

July 2, 2020

Heather Markle

Zoning Administrator

401 Lafayette St., Williamsburg

We are writing regarding the waiver request to allow construction on slopes greater than 20% on the Governor's Inn property.

The restrictions were written for any number of reasons---perhaps including safety, erosion control, technological/construction hurdles, esthetics, accessibility by end users, etc. If those may present a partial list of reasons---are there issues or concerns as to the stability of the soil beneath to withstand the construction? Does it make a difference as to whether the current slope is 'natural' vs. 'man made'?

We are wondering what makes this project so special/unique as to require a waiver? As I have researched it appears waivers are "somewhat common"—and, if so, why not simply change the regulations to allow for construction on slopes greater than 20%?

Thank you for your time. We understand the meeting is now scheduled for August 19 at 3:30. If different please advise.

142 Bastille Court, Williamsburg

Sharon Willoughby

Sharon Willoughby

Bryce Hinsch

Bryce Hinsch 920.710.2324

June 20, 2020

To Heather Markle, Zoning Administrator

I am a resident of Highland Park and current homeowner of 426 Burbank Street who STRONGLY OBJECTS to the waiver request to Section 21-782 of the Zoning Ordinance.

Should you require any additional information please do not hesitate to contact me at (410) 533-5766.

Yours Sincerely,

Kyle Williams

Kyle Williams

CITY OF WILLIAMSBURG
MEMORANDUM

DATE: **August 21, 2020**

SUBJECT: **PCR#20-013:** A request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to amend the Comprehensive Plan designation for 504, 506, 510, 520 and 580 North Henry Street from Colonial Williamsburg Support to Mixed-Use.

PCR#20-014: A request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to rezone 504, 506, 510, 520, and 580 North Henry Street from Museum Support MS to Limited Business Downtown District LB-1 with proffers.

PCR#20-015: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to increase the density allowed in the Limited Business Downtown District LB-1 with proffers from 14 units per net acre to 19 units per net acre for properties located at 504, 506, 510 and 520 North Henry Street.

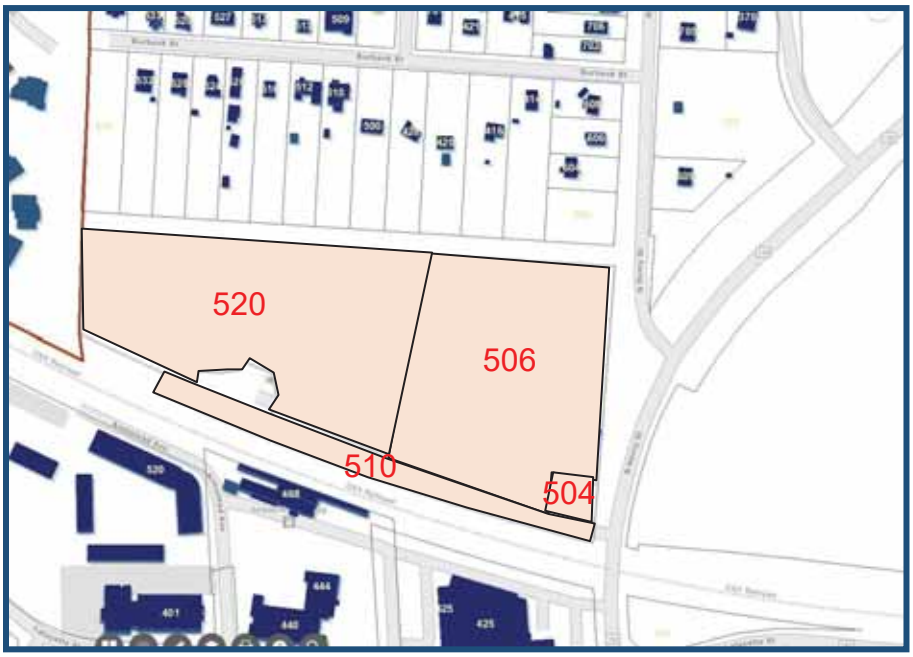
PCR#20-018: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to add Section 21-626 and to amend Section 21-782(e) of the Zoning Ordinance to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under Section 21-782 of the Zoning Ordinance.

PCR#20-019: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to encroach into 30% slopes for redevelopment of the Governor's Inn site for the proposed construction of up to 162 apartments and associated infrastructure at 504, 506, 510 and 520 North Henry Street.

PROPOSAL

The current site at 506 North Henry Street contains a hotel with 200 rooms and 190 parking spaces on approximately 4.7 acres. Our records indicate the original hotel constructed in 1964 contained 72 hotel rooms. In 1987, a 128-room addition (SPR#87-001), increasing hotel rooms to today's 200 rooms. The other three parcels are vacant except to provide access to the Dominion substation at 580 North Henry Street.

The applicant is under contract to purchase four parcels from the Colonial Williamsburg Foundation, the current hotel site at 506 North Henry Street, and three adjoining parcels at 504, 510, and 520 North Henry Street for construction of a new apartment complex with up to 162 units. The gross acreage of the four parcels is 11.33 acres, with 8.60 net developable acres.



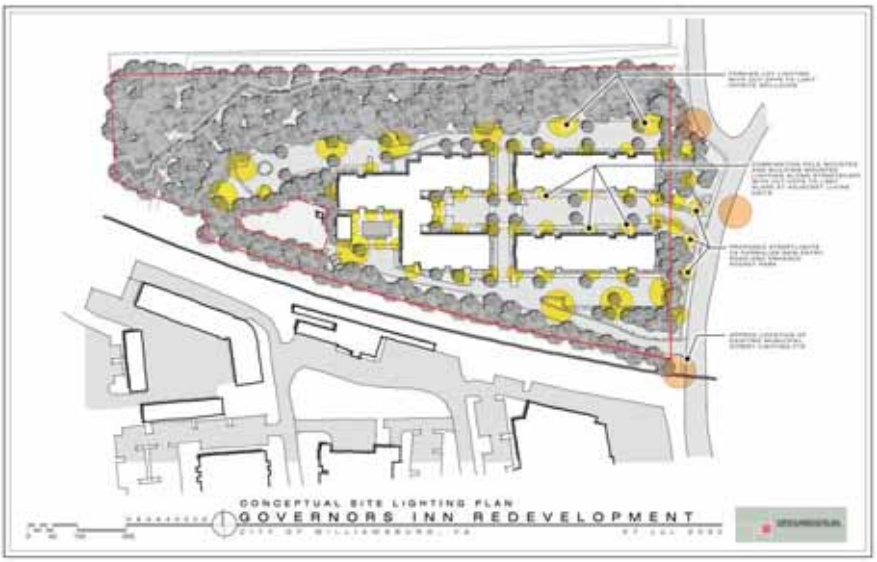
Castle Development Partners, LLC, proposes to demolish the existing buildings for the construction of multiple buildings with up to 162 apartments consisting of one-bedroom and two-bedroom units. They anticipate approximately 65 to 70 one-bedroom units and 82 to 92 two-bedroom units based on the conceptual site plan. A typical one-bedroom unit will be approximately 789 square feet in size, with a two-bedroom unit being approximately 1,300 square feet, excluding balconies for both unit types.

The applicant is proffering 13% of the 162 units at a market reduced rate to persons earning no more than 80% of the Williamsburg median family income as determined by the United States Department of Housing and Urban Development (HUD) for the first 15-years. The rent for these units is defined by HUD and will be income and rent-restricted if the proffer is accepted. Rents proposed for the market-rate units are one-bedroom at $1,390 and $1,560 for the two-bedroom units. For the rent-restricted units, the rates are one-bedroom $1,112 and $1,248 for the two-bedroom units.

The property is bounded to the north by the Highland Park neighborhood, to the east by North Henry Street, to the south by the CSX rail lines and Dominion sub-station, and the west by residential development in York County. Amenities for the project proposed are a clubhouse, swimming pool, entertainment lounge/club room, fitness center, pet washroom, car wash station, rooftop beer garden, dog park, indoor bike garage with surface and garage parking. Fire monitors and sprinklers will be provided in the buildings.

The applicant proposes relocating one existing entrance further north to provide additional separation to the railroad tracks on North Henry Street. This entrance will be used to enter the property, with two entrances being used to exit the property. Access to the Dominion sub-station will be provided, as shown on the conceptual site plan.

Parking required for the 162-unit project is 266 parking spaces, and 268 spaces are proposed. A combination of pole-mounted and building-mounted fixtures is proposed for lighting with cut-offs to limit glare onto adjacent properties as shown on the conceptual lighting plan.

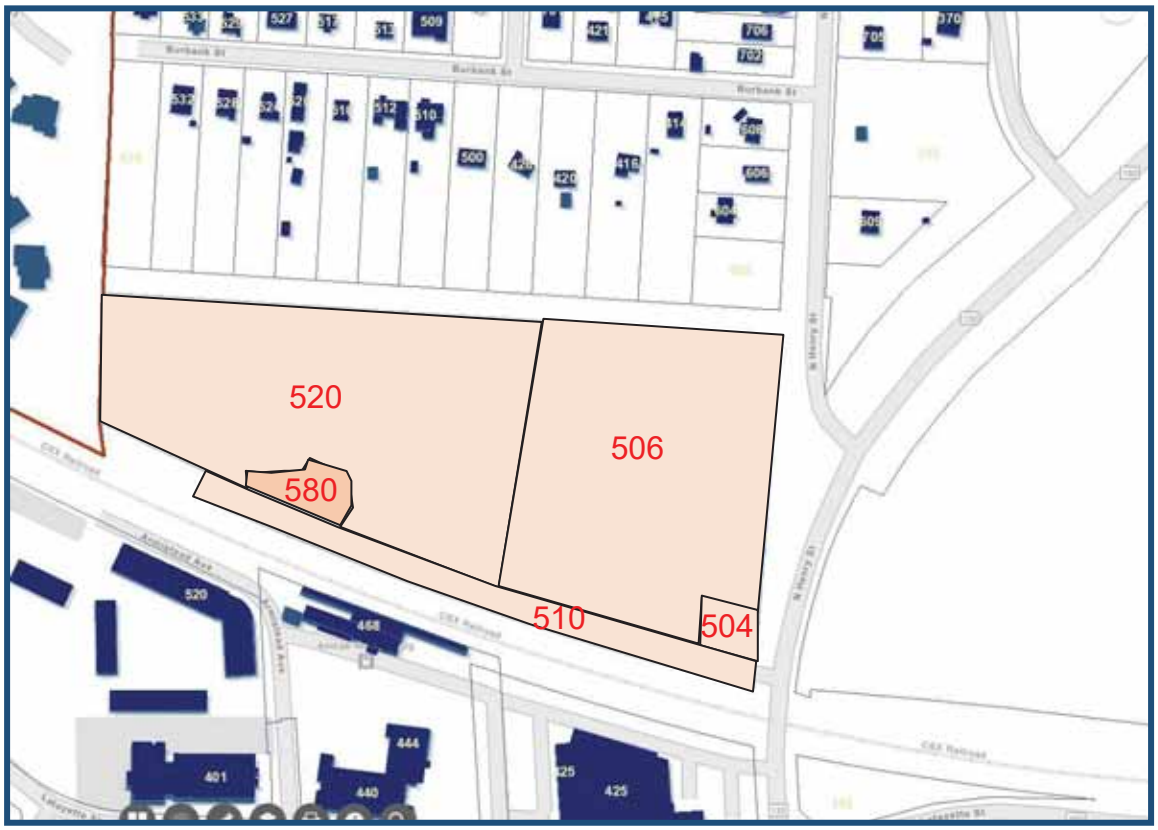


The developer proposes to relocate the WATA bus stop with no shelter from the northeast side of the entrance to the south side of the entrance of Highland Park to allow for a bus stop containing a shelter for residents of Highland Park and the proposed development.

New five-foot sidewalks are proposed along North Henry Street by the developer. A trash compactor is proposed to collect trash for the development.

APPLICANT REQUESTS

PCR#20-013: **Comprehensive Plan Change**
Castle Development Partners, LLC, and the Colonial Williamsburg Foundation are requesting to amend the Comprehensive Plan designation for 504, 506, 510, 520, and 580 North Henry Street from Colonial Williamsburg Support to Mixed-Use. This request rezones four properties under contract with Castle Development Partners LLC and the Dominion substation lot owned by the Colonial Williamsburg Foundation.



CURRENT COMPREHENSIVE PLAN DESIGNATION

The 2013 Comprehensive Plan designates this property as Colonial Williamsburg Support. The 2013 Plan states:

> *"The Colonial Williamsburg Support uses include a variety of commercial and industrial facilities that support the functioning of the Colonial*

Williamsburg Historic District. The Visitor Center, Bruton Height Education Campus, and the Colonial Williamsburg Nursery fall under this category. This category is implemented by the MS zoning district."

PROPOSED COMPREHENSIVE PLAN DESIGNATION

The applicant proposes to designate these properties as Mixed-Use. The Mixed-Use category of the 2013 Comprehensive Plan states:

"The Mixed-Use land use category is intended to provide a degree of flexibility in land uses to be developed in areas suitable for a mixture of residential and commercial uses. Incorporating a potential range of residential, office, and moderately scaled commercial uses, mixed-use development should be subject to a thorough urban design review which stresses quality architecture, proper building siting, and well-designed landscaping. Equally important, this category should promote the preservation, revitalization, and adaptive reuse, where appropriate, of existing historic structures. The density of the residential component of mixed-use development should be appropriate to the character of the area. *Mixed-Use* land use is designed to be more limited than Downtown Commercial, Corridor Commercial and Urban Commercial land use, but more flexible than Office land use.

Mixed-Use is implemented by the LB-1 Limited Business Downtown District for the *North Henry/North Boundary Street* area north of Merchants Square, the *South Henry Street Residential* area south of Merchants Square, and the Blayton Building property at 613 Scotland Street. The LB-1 zoning district allows a mixture of residential and commercial uses that are more restricted than the adjacent B-1 Downtown Business District. Residential uses are allowed at a base density of 14 dwelling units/net acre, with increased density allowed with a special use permit. The primary consideration for the approval of increased density should be how the scale and character of the proposed project relates to its immediate surroundings and to the Downtown Planning Area as a whole. To address the increased need for senior housing in the future, special provisions should be added to allow senior housing with reduced off-street parking requirements with a special use permit. Residential yard and height requirements should also be imposed to preserve the transitional scale and character of the area.

Mixed-Use is implemented by the LB-2 Limited Business Neighborhood District for the *Arts and Cultural District* area on Richmond Road and the area south of Berkeley Middle School on Strawberry Plains Road. The LB-2 District allows a range of uses including single-family and duplex dwellings, banks, bakeshops, hotels with 10 or less rooms, museums and art galleries, offices, restaurants and retail stores. More intensive uses, such as multi-family dwellings, hotels with more than 10 rooms, larger restaurants and retail stores, and buildings with a floor area exceeding

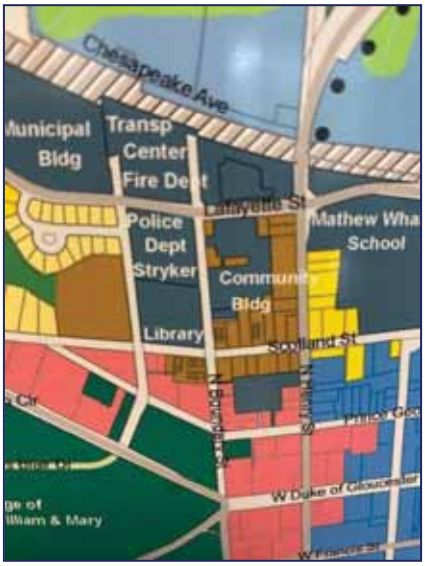
10,000 square feet require a special use permit. Residential uses are allowed at a base density of 8 dwelling units/net acre, and up to 14 dwelling units/net acre with a special use permit.

Mixed-Use is implemented by the revised LB-3 Limited Business Residential District for area between Penniman Road and the CSX Railroad, and for the area around The Beeches at 1030 Capitol Landing Road, both located in the Northeast Triangle Planning Area. The revised LB-3 District allows a range of uses including single family and duplex dwellings, banks, bake shops, hotels and timeshares, museums and art galleries, offices, restaurants and retail stores. Special use permits will be required for permitted residential uses (townhouses and multi-family dwellings) and for buildings with a floor area exceeding 10,000 square feet. Residential density is 14 dwelling units/net acre. The existing zoning for these areas should remain in place until an acceptable development is presented for rezoning to a revised LB-3 zoning district."

ANALYSIS

At the Planning Commission meeting on January 29, 2020, the Commission discussed the potential sale of this property as part of our Comprehensive Plan update. After the discussion, the Commission determined this property was not suitable for commercial use due to its location and distance from Merchant's Square. The Commission directed staff to review multi-family zoning districts and return with recommendations. The Commission stated they prefer commercial development starting from Merchant's Square outward.

In the current Comprehensive Plan, Mixed-Use is used to provide flexibility in land uses and density. It allows flexibility in density with increased permitted density with a special use permit based on the zoning classification for an individual property. It is designed to be more limited than Downtown Commercial, Corridor Commercial, and Urban Commercial land use, but more flexible than Office land use.



STAFF RECOMMENDATION

Staff supports a mixed-use designation for these five properties because The Colonial Williamsburg Foundation will no longer own four of the five properties. The fifth property not owned by the Foundation does not directly support the Colonial Williamsburg Foundation. A mixed-use designation will continue this designation, which is currently along North Henry Street and Scotland Street, as shown on the Comprehensive Plan Map.

PCR#20-014: **Rezoning from MS to LB-1 with proffers**
Castle Development Partners, LLC, and the Colonial Williamsburg Foundation are requesting to rezone 504, 506, 510, 520, and 580 North Henry Street from Museum Support MS to Limited Business Downtown District LB-1 with proffers for the four lots under contract. They propose to rezone the remaining parcel owned by the Colonial Williamsburg Foundation housing the Dominion sub-station to provide consistent zoning.

CURRENT ZONING
This parcel is currently zoned Museum Support. The Statement of Intent for the Museum Support MS reads:

> *"This district is established to allow uses that are related to and support the functioning of the Colonial Williamsburg historic area. The most intensive uses may be allowed with special permits, to ensure compatibility with the Colonial Williamsburg historic area and surrounding residential neighborhoods."*

PROPOSED ZONING
The applicant is proposing to rezone these properties to Downtown Limited Business LB-1. The Statement of Intent Limited Business Downtown District LB-1 reads:

> *"This district is established to allow a mixture of residential, office and commercial uses in the areas north and south of the B-1 Downtown Business District that are designated by the Comprehensive Plan as Mixed-Use land use. Residential yard requirements are imposed to help maintain the residential scale and character of the areas. Increased residential density and higher intensity uses such as parking garages may be allowed with the issuance of a special use permit."*

ANALYSIS
At the Planning Commission meeting on January 29, 2020, the Commission discussed the potential sale of this property. After the discussion, the Commission determined this property was not suitable for commercial use due to its location and distance from Merchant's Square. The Commission directed staff to review multi-family zoning districts and return with recommendations. The Commission stated they prefer commercial development starting from Merchant's Square outward.

Based on this recommendation, staff reviewed the multi-family zoning districts, and the proposed LB-1 district is an appropriate zoning district for this location. This continues the LB-1 Limited Business Downtown District currently for the block

surrounded by North Henry, Scotland Street, North Boundary Street, and Lafayette Street to include this property. The Blayton Building property at 613 Scotland Street is also currently zoned LB-1. It provides consistent zoning, setbacks, height, and other zoning requirements.

The applicant is proffering 13% of the proposed units to be income and rent-restricted geared to those individuals earning 80% or below the area's family median income. These units will be distributed throughout the development. With the proposed 162 units, 21 of the proposed units will be at the rent-restricted rate if the proffer is accepted.

The Williamsburg Area Association of Realtors' study was completed in May 2018. This study was reviewed as part of the Housing Chapter of the Comprehensive Plan update. It estimates median gross rents in the City of $1,093. This is due to the amount of rental housing available, low vacancy rates, and more upscale units in the City. The study notes affordable workforce housing median rent costs with inflation in 2018 at $854. The applicant is not proposing workforce housing but rent-restricted housing.

STAFF RECOMMENDATION
Staff recommends approval of the requested rezoning to LB-1 and the proffer because this will allocate 21 units for fifteen years with a rent-reduction and limits rental of those units to persons earning 80% of the median family income applicable to Williamsburg.

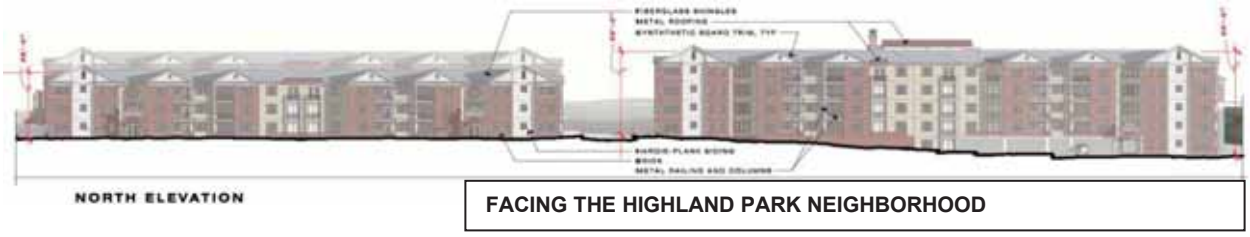
PCR#20-015: **Special Use Permit to Increase Density**
This is a request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to increase the density allowed in the Limited Business Downtown District LB-1 with proffers from 14 units per net acre to 19 units per net acre for properties located at 504, 506, 510 and 520 North Henry Street.

The LB-1 zoning district allows 14 dwelling units per net developable acre by right. With 8.6 net developable acres for the four parcels, 120 units are allowed by right if the properties are rezoned. The applicant is proposing to increase the density from 14 to 19 units per net acre, resulting in 163 units being allowed on the four parcels. They are proffering 162 units, with 13% of the units or 21 units being rented at a reduced rate to those earning 80% or below the area's family median income. The increase in density allows 42 additional units for the development as proposed by the applicant.

To increase density requires a special use permit being granted meeting the special use section 21-42 of the Zoning Ordinance. In addition, the city council shall consider the quality of the building and site design of the proposed development; and how the scale and character of the development relate to its immediate surroundings and to the downtown area as a whole.

Five buildings are proposed to house the apartments with parking underneath Buildings C & E. They propose to develop the property in four levels to coordinate with the natural terrain. This allows the street-fronting residential buildings (A & B) to step down along with the site, with 3-story facades on the low-side and 2-story facades on the high side. The rear buildings (C, D & E) anchors the complex with a central clubhouse,

fitness and pool complex, and residential wings extending from this core with 3-story to the public side and two stories to the poolside. The wings overlooking the wetlands are 4-story dwelling units with underground parking. The height allowed in the LB-1 district is 35 feet from grade. The grade is defined in the Zoning Ordinance as a reference plane representing the average of the finished surface of the ground adjoining the exterior of the front building wall.



Architectural Review Board
The Architectural Review Board reviewed and approved the project's conceptual design at their May 26, 2020 (ARB#20-052) meeting. General comments from the Architectural Review Board were; this is a big improvement from the current buildings, the design looks great; it has a nice mix of material and expressed this is a good project.

Site Plan Review Committee
The Site Plan Review Committee met on this proposal at their June 17th meeting. Concerns raised at the meeting were construction on the 30% slopes, the number of income-restricted units, trash collection, bike locations, screening from Highland Park, and sidewalks.

SPECIAL USE PERMIT
The special use permit section of the Zoning Ordinance (Sec. 21-42) establishes the following criteria for special use permits:

(a) *The proposed use shall be:*
- (1) *In harmony with the adopted comprehensive plan;*
- (2) *In harmony with the intent and purpose of the zoning district in which the use is proposed to be located;*
- (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*

(b) *The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection, and public water and sewer facilities.*

(c) *The proposed use shall not result in the destruction, loss, or damage of any feature determined to be of significant ecological, scenic or historic importance.*

(d) *The proposed use shall be designed, sited, and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.*

Additional reasonable standards as deemed necessary to protect the public interest and welfare may be imposed, including more restrictive sign standards; additional open space, landscaping or screening requirements; additional yard requirements; special lighting requirements; limitation on hours of operation; and additional off-street parking and loading requirements.

The Planning Director or Planning Commission may require the following additional information:

(1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.

(2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.

(3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds for the preparation of this study by the City.

A traffic impact analysis, utility information, fiscal impact analysis was performed by the applicant and are attached.

Traffic Analysis

LandTech Resources, Inc, prepared a traffic analysis, which concluded the traffic generated by the proposed development does not warrant the installation of either right or left turn lanes on North Henry Street at the entrance to the project. The analysis determined fewer trips for the new use than the current use from an average of 1,634 trips per day for 200 motel units to 1,089 trips per day average for 162 apartments. This considers the motel being occupied at a reasonable level and not closed as it has been for months. They also note the proposed entrance location meets applicable sight distance requirements. The City Engineer has reviewed the traffic analysis and agrees with the analysis.

Utilities (Water and Sewer)

The site is served by an existing 16” water main with sufficient pressure to serve the proposed development. The project will increase daily water and sewer discharge by 21,120 gallons per day. The City sewer system has sufficient capacity for the increased flows, and no downstream improvements are required.

Fiscal Impact Study
The study concludes a positive fiscal impact to the City of Williamsburg at buildout of $437,478. They estimate an annual net positive impact of $291,864 through direct and indirect tax revenue. They estimate the valuation of the project at the completion of $32,400,000, which results in real estate taxes of $194,400 annually. The estimated revenues of $169,545 annually from additional sales Downtown from shopping and dining. Estimated personal property taxes are $193 per person resulting in an additional $73,533 to the City.

They estimate expenses at $61,794 per year for six new school-age students and $83,820 for emergency services totaling $145,614. This results in the net positive impact annually of $291,668 to the City ($437,478 - $186,810).

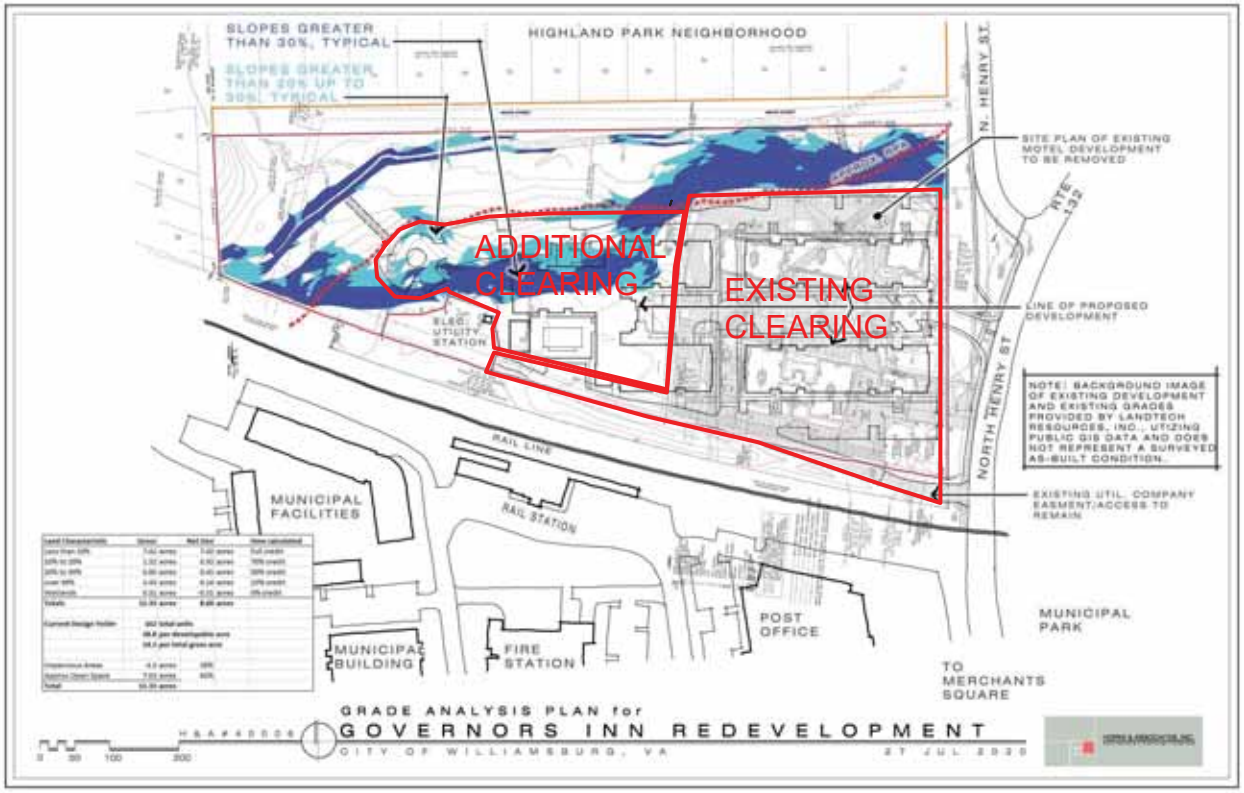
Several questions have been raised about the number of children from this project. Staff looked at the number of children for similar apartment complexes recently constructed in the City. Aura Apartments with 227 units had 23 children in 14 units, and Sterling Manor Apartments with 191 units had four children in four units attending school last year. Both Sterling Manor and Aura Apartments have one, two- and three-bedroom units. Comparing these two apartment complexes in the City will result in approximately ten students at the cost of $102,990 annually compared to the six students at a $61,794 per year as estimated by the applicant base on their projects. This project has one- and two-bedroom units, which may result in fewer children. Factoring in the four additional students results in a reduction from $291,864 to $250,758 annually to the City.

Archaeology
These properties are in an Archaeological Protection District, and a report was submitted with this application (Exhibit C). The report states the entire property was tested for archaeological resources in 1983. The 1983 survey of the property revealed that most of the property had been disturbed or did not contain archaeological resources. The Governors Inn site had significant disturbance with the remaining portion having scattered mid-19th through mid-20th century domestic refuse possibly associated with a small farmstead or tenant farm. The lack of intact subsurface features and disturbance across much of the property suggests there is limited potential to gain new information. Therefore, the new study agrees with the 1983 assessment and recommended no further archaeological work.

Stormwater Management
The applicant has submitted a preliminary design for stormwater to include underground storage systems to attenuate runoff from the new development into the downstream system. The applicant proposes to purchase quality credits from the City and will attenuate the flows from the site to meet the proposed text change to develop on 30% slopes, as noted below.

The developer held a meeting on August 6th with Highland Park residents to review the project and answer the concerns they may have on the proposed development. One

request from those present was to show clearly the amount of clearing for the project. The illustration below indicates the amount of additional clearing for the project.



ANALYSIS

The proposal will be in harmony with the Comprehensive Plan and zoning district if the comprehensive plan and zoning district changes are acceptable. The City's Architectural Review Board has recommended approval of the conceptual design. The development will remove an underperforming hotel and replace it with a development that will bring more individuals to the downtown area to dine and shop.

The density of apartment units in the Downtown area are:

- King & Queen Apartments (732 Scotland Street) – 60.5 units per gross acre
- Sacalis Building (433 Prince George Street) – 51.3 units per gross acre
- Bobbitt Complex (528 Scotland Street) – 43.8 units per gross acre
- Holmes Complex (414 Dunning Street) - 26.1 units per gross acre
- Prince George Commons (521 Prince George Street) – 13.5 units per gross acre
- Tribe Square (249 Richmond Road) – 13.3 units per gross acre
- Griffin Arms (515 Prince George Street) – 11.8 units per gross acre
- Blayton Building (613 Scotland Street) – 8.5 units per gross acre

Other apartment complexes recently approved by the City outside of the downtown area have the following density in gross acres:

- Richmond Hall (902 Richmond Road) – 62.8 units per gross acre

- Willow Ridge Apartments (216 Parkway Drive) – 54.2 units per gross acre
- High Street (150 Kings Manor) – 37.2 units per gross acre
- City Lofts (1400 Middle Street) – 36 units per gross acre
- The Flats at Williamsburg (620 York Street) – 34.7 units per gross acre
- Aura Apartments (Battery Boulevard) – 31.9 units per gross acre
- Sterling Manor (151 Sterling Manor Drive) – 27.9 units per gross acre
- High Street (159 Kings Manor) – 20 units per gross acre
- Quarterpath Trace (411 York Street) – 13.7 units per gross acre
- Midtown Row – 12.6 units per gross acre

A range of density exists for apartment complexes in the City. Staff would note that Aura Apartments and the complexes in High Street, the density approved for those developments included commercial and other uses allowed in those developments. The ordinance allows for increased density if the quality of the building and site design of the development, the scale and character of the development in relation to its immediate surrounding and the downtown area.

The quality of the building and design, the scale, and character is in keeping with the downtown area. The Architectural Review Board recommended approval of the conceptual elevations and design. From North Henry Street, the development fits into the scale and character of the streetscape. The development is separated from the Highland Park neighborhood by a wooded buffer. The distance from the clearing of the proposed development to the homes on Burbank Street is over 300 feet and approximately 290 feet to the closest home on North Henry Street. The 100-foot buffer must be maintained with no encroachments allowed into the buffer except those authorized in the Zoning Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the conceptual site plan, and the density increase conditioned upon the following:

- *The developer constructing new five-foot sidewalks as shown on the conceptual site plan along North Henry Street.*
- *The developer installing a bus shelter on North Henry Street at a location approved by WATA, which must be shown and approved by Planning Commission with the final site plan.*
- *Additional trees and shrubs being provided along the northern property line and along North Henry Street to provide additional screening to the Highland Park neighborhood being approved by Planning Commission with the final site plan.*

PCR#20-018: Text Amendment for Slope Waivers

This is a request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to add Section 21-626 and to amend Section 21-782(e) of the Zoning Ordinance to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under Section 21-782(e) of the Zoning Ordinance.

Section 21-782(e) prohibits new construction on slopes in excess of 30 percent unless the Zoning Administrator grants a waiver in accordance with section 21-788 of the Zoning Ordinance, which requires the applicant to demonstrate an undue hardship.

The applicant proposes to add a new section and to amend Section 21-782(e) of the Zoning Ordinance that gives City Council the approving authority to grant a special use permit if a project contains adequate measures to alleviate any adverse environmental impacts for the encroachment meeting the requirements in the proposed ordinance.

ANALYSIS

Staff reviewed the initial request and asked the applicant if the construction on 30% slopes was on natural terrain or filled. In the past, approvals were granted for construction on slopes greater than 30% if the slopes were man-made. The applicant hired ECS Mid-Atlantic, LLC, to perform borings of the site which determine the slopes were natural and not man-made. Based on this information, and the requirement of an undue hardship outlined in the Zoning Ordinance, the staff informed the applicant a waiver could not be granted.

The prohibition on the filling of 30% slopes is used to protect water quality. The quality is affected by erosion and runoff. The goal is to protect wetlands, floodplains, and low-lying areas from runoff and erosion.

For undeveloped properties, this is a tool to keep development away from these slopes. For redevelopment properties, there may be some instances where filling slopes may be acceptable. For the current site, two buildable areas are separated by a ravine which does not contain wetlands. At the top of the ravine adjacent to the sub-station, the slopes are eroding.

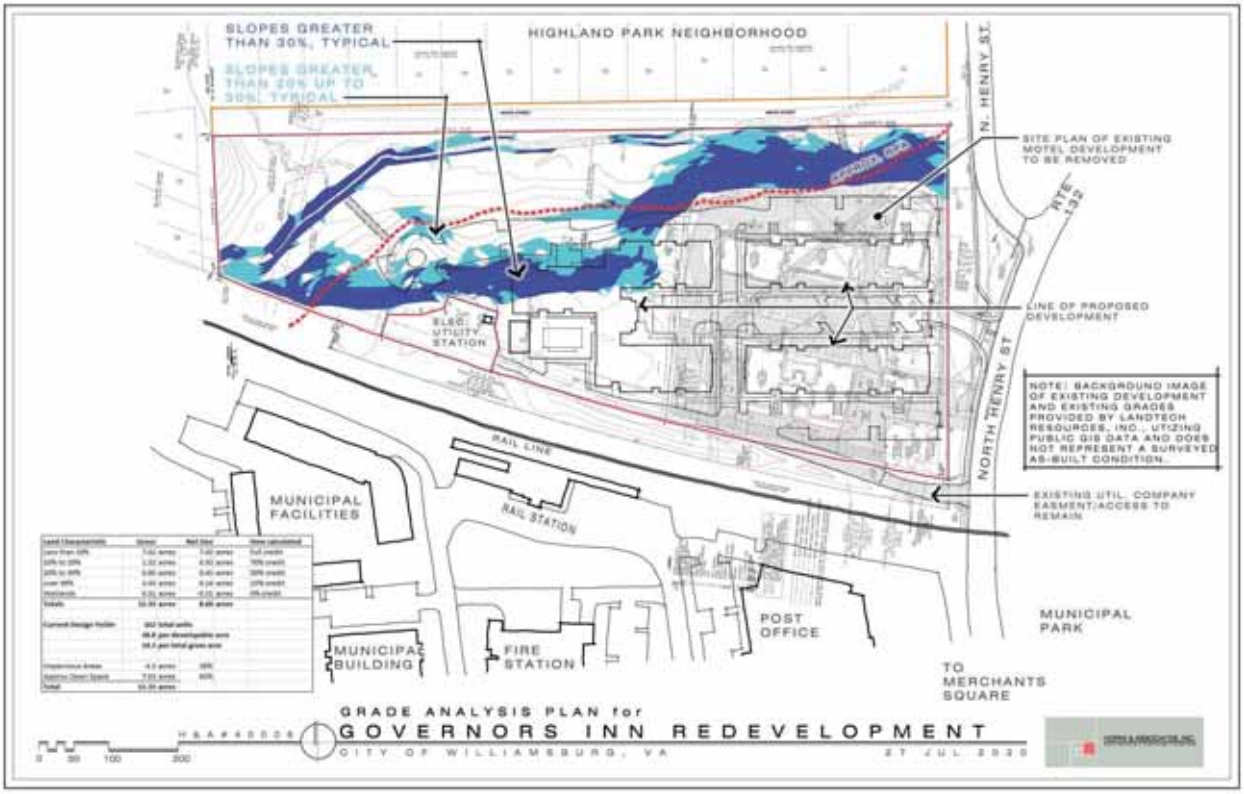
The proposed ordinance prohibits encroachments into a Resource Protection Area and requires a mitigation plan to prevent any increase in water pollution for the project and reduce downstream erosion. It regulates stormwater at the source to protect against and minimize water pollution and sediment deposits. It requires redevelopment projects to meet the criteria outlined in the ordinance for post-development. The city's stormwater manager program administrator must review and submit a recommendation on the mitigation plan.

This proposal gives City Council the authority to grant a special use permit for a specific site if certain criteria are met as outlined in the Zoning Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the text change, which gives City Council the authority to grant a special use permit for construction on 30% slopes based on-site specifics meeting the criteria contained in the Zoning Ordinance.

PCR#20-019:
This is a request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to encroach into 30% slopes for the redevelopment of the Governor's Inn site for the proposed construction of up to 162 apartments and associated infrastructure at 504, 506, 510 and 520 North Henry Street. The areas with 30% slopes are highlighted in dark blue on this drawing.



The applicant has recommended a text change and has applied for a special use permit to construct on 30% slopes, as shown on the conceptual site plan. They note the following:

- The site contains isolated slopes in excess of 30%.
- No construction will be in the RPA.
- A mitigation plan has been submitted to reduce downstream erosion and prevent any increase in water pollution. It will regulate stormwater runoff for the project at the source to protect against and minimize water pollution and the disposition of sediment from the proposed development to tributaries, buffer areas, and other sensitive environmental lands.
- The plan has been reviewed by the City's stormwater manager program administrator (Aaron Small), who has determined the plan meets the proposed ordinance requirements resulting in a reduction of post-development run-off below the pre-development levels.

STAFF RECOMMENDATION

Staff has reviewed this request and recommends approval conditioned upon the final site plan meeting the ordinance requirements and providing a post run-off reduction from pre-construction run-off.

SUMMARY

Staff has reviewed the requests and notes the following:

- This redevelopment project will remove an outdated motel from the City's inventory on a major entrance corridor to downtown Williamsburg.
- The Comprehensive Plan change and rezoning request for a multi-family development are in line with Planning Commissions' vision for the property when it is sold by The Colonial Williamsburg Foundation.
- The development creates a residential use that is compatible with adjacent neighborhoods.
- The site is not a viable commercial use property due to its distance from Merchant's Square and its separation by the train tracks.
- A high-quality development with associated amenities is proposed to replace the existing motel buildings.
- The development will provide additional customers to shop and dine downtown, which will increase downtown's vitality.
- The new development with a cost of over 32 million dollars will add additional real estate revenues well above the current value of just over 5.2 million dollars for the four parcels.

Therefore, staff recommends the following based on the above analysis for each case:

PCR#20-013: **Comprehensive Plan Change**

Staff recommends approval of the Comprehensive Plan change from Colonial Williamsburg Support to Mixed-Use for 504, 506, 510, 520, and 580 North Henry Street from Colonial Williamsburg Support to Mixed-Use.

PCR#20-014: **Rezoning from MS to LB-1 with proffer**

Staff recommends approval of the rezoning from Museum Support MS to Limited Business Downtown District LB-1 with proffers for 504, 506, 510, and 520 North Henry Street because this will allocate 21 units for fifteen years with a rent-reduction and limits rental of those units to persons earning 80% of the median family income applicable to Williamsburg. Staff recommends 580 North Henry Street being rezoned from MS to LB-1 to be consistent with the adjacent zoning for the above lots without any proffer.

PCR#20-015: Special Use Permit for density increase

Staff recommends approval of the conceptual site plan, and the density increase conditioned upon the following:

- The developer constructing new five-foot sidewalks as shown on the conceptual site plan along North Henry Street.

- The developer installing a bus shelter on North Henry Street at a location approved by WATA, which must be shown and approved by Planning Commission with the final site plan.
- Additional trees and shrubs being provided along the northern property line and along North Henry Street to provide additional screening to the Highland Park neighborhood being approved by Planning Commission with the final site plan.

PCR#20-018: Text Change for slope waivers
Staff recommends approval of the proposed ordinance to add Section 21-626 and to amend Section 21-782(e) of the Zoning Ordinance to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under Section 21-782 of the Zoning Ordinance because it provides additional flexibility in site design, is consistent with the intent of the Chesapeake Bay Act regulations, and allows City Council to make a decision based on the merits of a project.

PCR#20-019: **Special Use Permit request to construct on 30% slopes**
Staff recommends approval of the slope waiver because the encroachment into the slopes is between two developable portions of the project; the encroachment is not in a Resource Protection Area, and the developer meets the additional flow requirements outlined in the proposed ordinance base on the City's stormwater manager program administrator.

PLANNING COMMISSION

Planning Commission held a public hearing on August 19, 2020. Eight citizens spoke on the five requests.

Planning Commission recommended to City Council by a vote of 4-1-1-1, to approve the five requests as recommended by staff.

CITY COUNCIL PUBLIC HEARING

City Council public hearings are scheduled for their regular meeting on September 10, 2020, in the Council Chambers of Stryker Center at 2:00 p.m. Should the COVID-19 restrictions imposed by the Governor of Virginia change, City Council may hold this meeting electronically. In that event, written comments will be accepted by City Council by sending an email to virtualcitycouncil@williamsburgva.gov. Members of the public may participate in the meeting. Please check the City's website at www.williamsburgva.gov for more information prior to the meeting date.

Carolyn A. Murphy

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director

Unit Count and Parking Calculation

Buildings	1-br	2br	totals
BUILDING A	18	22	40
BUILDING B	18	22	40
BUILDING C+D+E	34	48	82
Unit Type Totals	70	92	162
Parking Ratio	1.25	1.5	
Subtotal Req'd Parking	87.5	138	226
Visitor Parking (25%)			41
Total Parking Required			266
Parking Provided			268

CONCEPTUAL SITE PLAN for

GOVERNORS INN REDEVELOPMENT

CITY OF WILLIAMSBURG, VA

12 AUG 2020

CONCEPTUAL SITE LIGHTING PLAN

GOVERNORS INN REDEVELOPMENT

H & A # 4 0 0 0 6

CITY OF WILLIAMSBURG, VA

27 JUL 2020

0 50 100 200

HOPKE & ASSOCIATES, INC.
Architecture • Planning • Interiors

CITY OF WILLIAMSBURG
MEMORANDUM

DATE: **August 21, 2020**

SUBJECT: **PCR#20-013:** A request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to amend the Comprehensive Plan designation for 504, 506, 510, 520 and 580 North Henry Street from Colonial Williamsburg Support to Mixed-Use.

PCR#20-014: A request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to rezone 504, 506, 510, 520, and 580 North Henry Street from Museum Support MS to Limited Business Downtown District LB-1 with proffers.

PCR#20-015: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to increase the density allowed in the Limited Business Downtown District LB-1 with proffers from 14 units per net acre to 19 units per net acre for properties located at 504, 506, 510 and 520 North Henry Street.

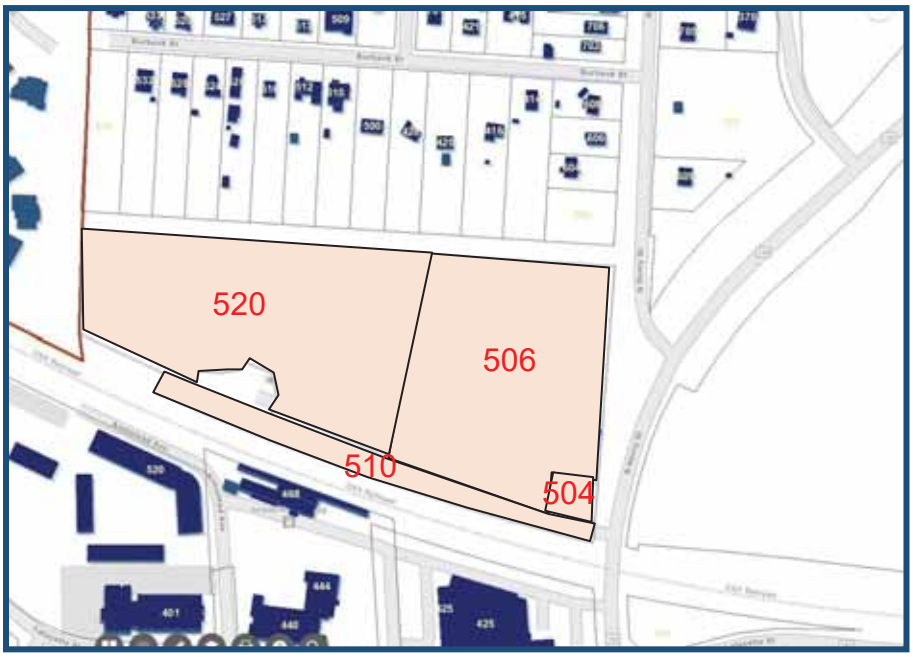
PCR#20-018: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to add Section 21-626 and to amend Section 21-782(e) of the Zoning Ordinance to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under Section 21-782 of the Zoning Ordinance.

PCR#20-019: Request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to encroach into 30% slopes for redevelopment of the Governor's Inn site for the proposed construction of up to 162 apartments and associated infrastructure at 504, 506, 510 and 520 North Henry Street.

PROPOSAL

The current site at 506 North Henry Street contains a hotel with 200 rooms and 190 parking spaces on approximately 4.7 acres. Our records indicate the original hotel constructed in 1964 contained 72 hotel rooms. In 1987, a 128-room addition (SPR#87-001), increasing hotel rooms to today's 200 rooms. The other three parcels are vacant except to provide access to the Dominion substation at 580 North Henry Street.

The applicant is under contract to purchase four parcels from the Colonial Williamsburg Foundation, the current hotel site at 506 North Henry Street, and three adjoining parcels at 504, 510, and 520 North Henry Street for construction of a new apartment complex with up to 162 units. The gross acreage of the four parcels is 11.33 acres, with 8.60 net developable acres.



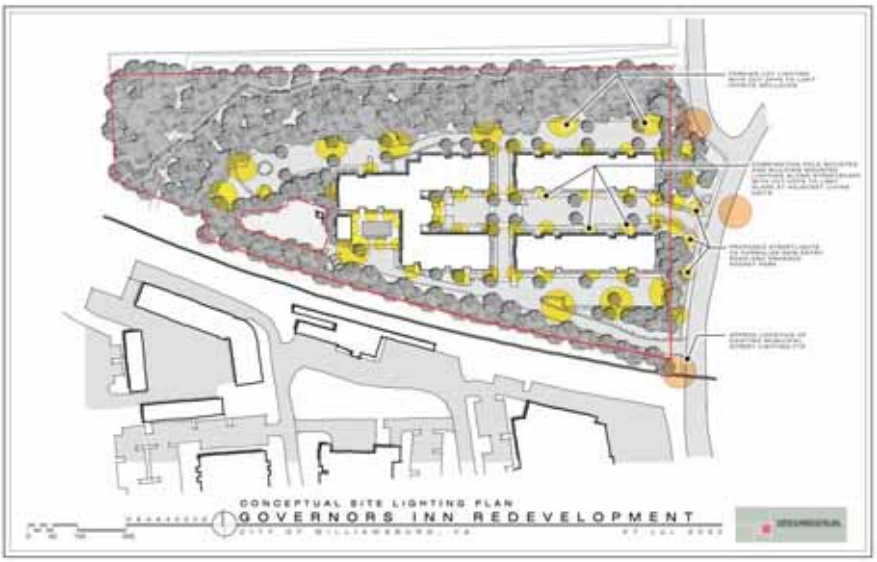
Castle Development Partners, LLC, proposes to demolish the existing buildings for the construction of multiple buildings with up to 162 apartments consisting of one-bedroom and two-bedroom units. They anticipate approximately 65 to 70 one-bedroom units and 82 to 92 two-bedroom units based on the conceptual site plan. A typical one-bedroom unit will be approximately 789 square feet in size, with a two-bedroom unit being approximately 1,300 square feet, excluding balconies for both unit types.

The applicant is proffering 13% of the 162 units at a market reduced rate to persons earning no more than 80% of the Williamsburg median family income as determined by the United States Department of Housing and Urban Development (HUD) for the first 15-years. The rent for these units is defined by HUD and will be income and rent-restricted if the proffer is accepted. Rents proposed for the market-rate units are one-bedroom at $1,390 and $1,560 for the two-bedroom units. For the rent-restricted units, the rates are one-bedroom $1,112 and $1,248 for the two-bedroom units.

The property is bounded to the north by the Highland Park neighborhood, to the east by North Henry Street, to the south by the CSX rail lines and Dominion sub-station, and the west by residential development in York County. Amenities for the project proposed are a clubhouse, swimming pool, entertainment lounge/club room, fitness center, pet washroom, car wash station, rooftop beer garden, dog park, indoor bike garage with surface and garage parking. Fire monitors and sprinklers will be provided in the buildings.

The applicant proposes relocating one existing entrance further north to provide additional separation to the railroad tracks on North Henry Street. This entrance will be used to enter the property, with two entrances being used to exit the property. Access to the Dominion sub-station will be provided, as shown on the conceptual site plan.

Parking required for the 162-unit project is 266 parking spaces, and 268 spaces are proposed. A combination of pole-mounted and building-mounted fixtures is proposed for lighting with cut-offs to limit glare onto adjacent properties as shown on the conceptual lighting plan.

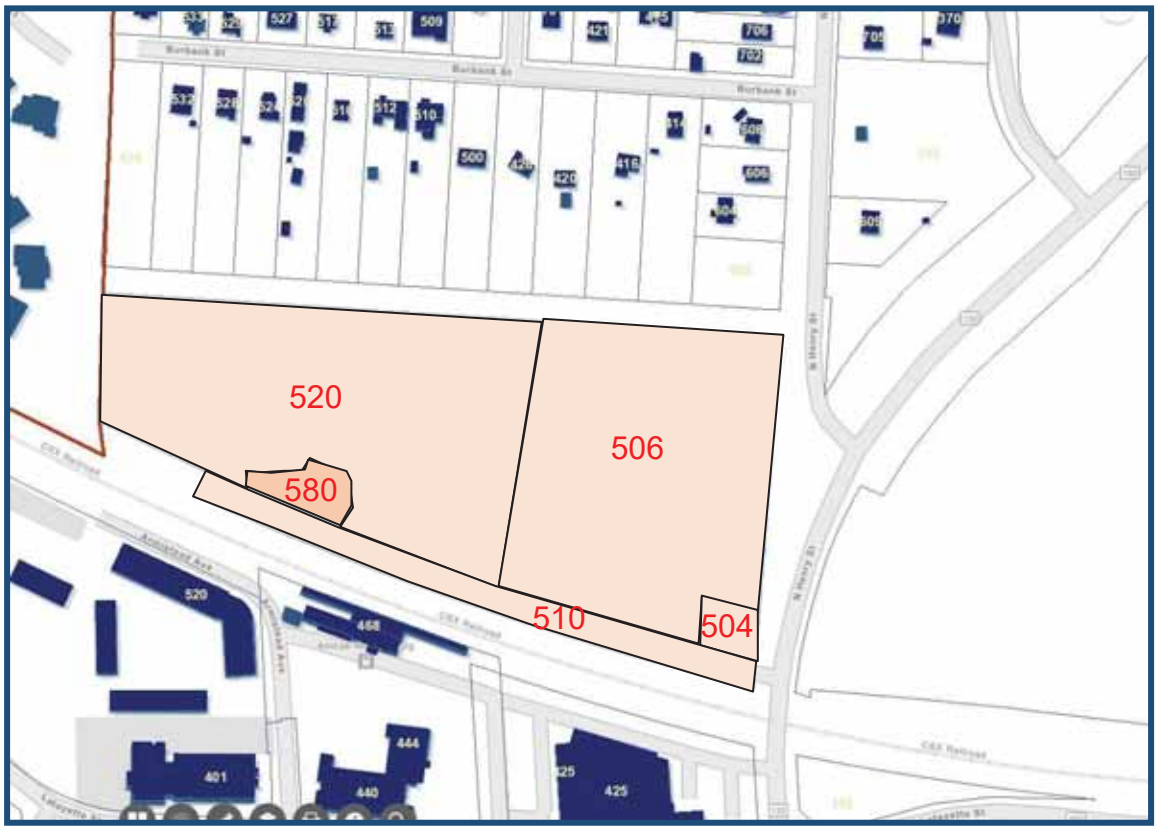


The developer proposes to relocate the WATA bus stop with no shelter from the northeast side of the entrance to the south side of the entrance of Highland Park to allow for a bus stop containing a shelter for residents of Highland Park and the proposed development.

New five-foot sidewalks are proposed along North Henry Street by the developer. A trash compactor is proposed to collect trash for the development.

APPLICANT REQUESTS

PCR#20-013: **Comprehensive Plan Change**
Castle Development Partners, LLC, and the Colonial Williamsburg Foundation are requesting to amend the Comprehensive Plan designation for 504, 506, 510, 520, and 580 North Henry Street from Colonial Williamsburg Support to Mixed-Use. This request rezones four properties under contract with Castle Development Partners LLC and the Dominion substation lot owned by the Colonial Williamsburg Foundation.



CURRENT COMPREHENSIVE PLAN DESIGNATION

The 2013 Comprehensive Plan designates this property as Colonial Williamsburg Support. The 2013 Plan states:

> *"The Colonial Williamsburg Support uses include a variety of commercial and industrial facilities that support the functioning of the Colonial*

Williamsburg Historic District. The Visitor Center, Bruton Height Education Campus, and the Colonial Williamsburg Nursery fall under this category. This category is implemented by the MS zoning district."

PROPOSED COMPREHENSIVE PLAN DESIGNATION

The applicant proposes to designate these properties as Mixed-Use. The Mixed-Use category of the 2013 Comprehensive Plan states:

"The Mixed-Use land use category is intended to provide a degree of flexibility in land uses to be developed in areas suitable for a mixture of residential and commercial uses. Incorporating a potential range of residential, office, and moderately scaled commercial uses, mixed-use development should be subject to a thorough urban design review which stresses quality architecture, proper building siting, and well-designed landscaping. Equally important, this category should promote the preservation, revitalization, and adaptive reuse, where appropriate, of existing historic structures. The density of the residential component of mixed-use development should be appropriate to the character of the area. *Mixed-Use* land use is designed to be more limited than Downtown Commercial, Corridor Commercial and Urban Commercial land use, but more flexible than Office land use.

Mixed-Use is implemented by the LB-1 Limited Business Downtown District for the *North Henry/North Boundary Street* area north of Merchants Square, the *South Henry Street Residential* area south of Merchants Square, and the Blayton Building property at 613 Scotland Street. The LB-1 zoning district allows a mixture of residential and commercial uses that are more restricted than the adjacent B-1 Downtown Business District. Residential uses are allowed at a base density of 14 dwelling units/net acre, with increased density allowed with a special use permit. The primary consideration for the approval of increased density should be how the scale and character of the proposed project relates to its immediate surroundings and to the Downtown Planning Area as a whole. To address the increased need for senior housing in the future, special provisions should be added to allow senior housing with reduced off-street parking requirements with a special use permit. Residential yard and height requirements should also be imposed to preserve the transitional scale and character of the area.

Mixed-Use is implemented by the LB-2 Limited Business Neighborhood District for the *Arts and Cultural District* area on Richmond Road and the area south of Berkeley Middle School on Strawberry Plains Road. The LB-2 District allows a range of uses including single-family and duplex dwellings, banks, bakeshops, hotels with 10 or less rooms, museums and art galleries, offices, restaurants and retail stores. More intensive uses, such as multi-family dwellings, hotels with more than 10 rooms, larger restaurants and retail stores, and buildings with a floor area exceeding

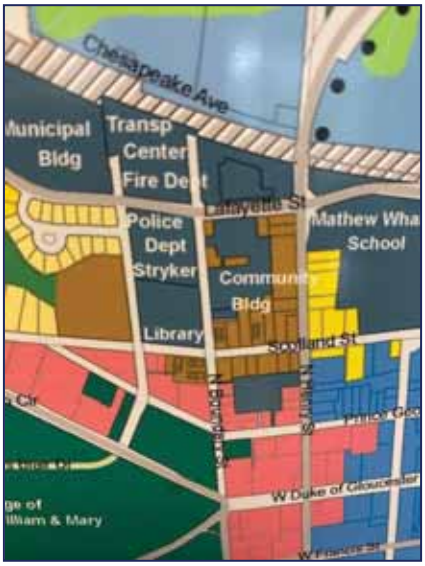
10,000 square feet require a special use permit. Residential uses are allowed at a base density of 8 dwelling units/net acre, and up to 14 dwelling units/net acre with a special use permit.

Mixed-Use is implemented by the revised LB-3 Limited Business Residential District for area between Penniman Road and the CSX Railroad, and for the area around The Beeches at 1030 Capitol Landing Road, both located in the Northeast Triangle Planning Area. The revised LB-3 District allows a range of uses including single family and duplex dwellings, banks, bake shops, hotels and timeshares, museums and art galleries, offices, restaurants and retail stores. Special use permits will be required for permitted residential uses (townhouses and multi-family dwellings) and for buildings with a floor area exceeding 10,000 square feet. Residential density is 14 dwelling units/net acre. The existing zoning for these areas should remain in place until an acceptable development is presented for rezoning to a revised LB-3 zoning district."

ANALYSIS

At the Planning Commission meeting on January 29, 2020, the Commission discussed the potential sale of this property as part of our Comprehensive Plan update. After the discussion, the Commission determined this property was not suitable for commercial use due to its location and distance from Merchant's Square. The Commission directed staff to review multi-family zoning districts and return with recommendations. The Commission stated they prefer commercial development starting from Merchant's Square outward.

In the current Comprehensive Plan, Mixed-Use is used to provide flexibility in land uses and density. It allows flexibility in density with increased permitted density with a special use permit based on the zoning classification for an individual property. It is designed to be more limited than Downtown Commercial, Corridor Commercial, and Urban Commercial land use, but more flexible than Office land use.



STAFF RECOMMENDATION

Staff supports a mixed-use designation for these five properties because The Colonial Williamsburg Foundation will no longer own four of the five properties. The fifth property not owned by the Foundation does not directly support the Colonial Williamsburg Foundation. A mixed-use designation will continue this designation, which is currently along North Henry Street and Scotland Street, as shown on the Comprehensive Plan Map.

PCR#20-014: **Rezoning from MS to LB-1 with proffers**
Castle Development Partners, LLC, and the Colonial Williamsburg Foundation are requesting to rezone 504, 506, 510, 520, and 580 North Henry Street from Museum Support MS to Limited Business Downtown District LB-1 with proffers for the four lots under contract. They propose to rezone the remaining parcel owned by the Colonial Williamsburg Foundation housing the Dominion sub-station to provide consistent zoning.

CURRENT ZONING
This parcel is currently zoned Museum Support. The Statement of Intent for the Museum Support MS reads:

> *"This district is established to allow uses that are related to and support the functioning of the Colonial Williamsburg historic area. The most intensive uses may be allowed with special permits, to ensure compatibility with the Colonial Williamsburg historic area and surrounding residential neighborhoods."*

PROPOSED ZONING
The applicant is proposing to rezone these properties to Downtown Limited Business LB-1. The Statement of Intent Limited Business Downtown District LB-1 reads:

> *"This district is established to allow a mixture of residential, office and commercial uses in the areas north and south of the B-1 Downtown Business District that are designated by the Comprehensive Plan as Mixed-Use land use. Residential yard requirements are imposed to help maintain the residential scale and character of the areas. Increased residential density and higher intensity uses such as parking garages may be allowed with the issuance of a special use permit."*

ANALYSIS
At the Planning Commission meeting on January 29, 2020, the Commission discussed the potential sale of this property. After the discussion, the Commission determined this property was not suitable for commercial use due to its location and distance from Merchant's Square. The Commission directed staff to review multi-family zoning districts and return with recommendations. The Commission stated they prefer commercial development starting from Merchant's Square outward.

Based on this recommendation, staff reviewed the multi-family zoning districts, and the proposed LB-1 district is an appropriate zoning district for this location. This continues the LB-1 Limited Business Downtown District currently for the block

surrounded by North Henry, Scotland Street, North Boundary Street, and Lafayette Street to include this property. The Blayton Building property at 613 Scotland Street is also currently zoned LB-1. It provides consistent zoning, setbacks, height, and other zoning requirements.

The applicant is proffering 13% of the proposed units to be income and rent-restricted geared to those individuals earning 80% or below the area's family median income. These units will be distributed throughout the development. With the proposed 162 units, 21 of the proposed units will be at the rent-restricted rate if the proffer is accepted.

The Williamsburg Area Association of Realtors' study was completed in May 2018. This study was reviewed as part of the Housing Chapter of the Comprehensive Plan update. It estimates median gross rents in the City of $1,093. This is due to the amount of rental housing available, low vacancy rates, and more upscale units in the City. The study notes affordable workforce housing median rent costs with inflation in 2018 at $854. The applicant is not proposing workforce housing but rent-restricted housing.

STAFF RECOMMENDATION
Staff recommends approval of the requested rezoning to LB-1 and the proffer because this will allocate 21 units for fifteen years with a rent-reduction and limits rental of those units to persons earning 80% of the median family income applicable to Williamsburg.

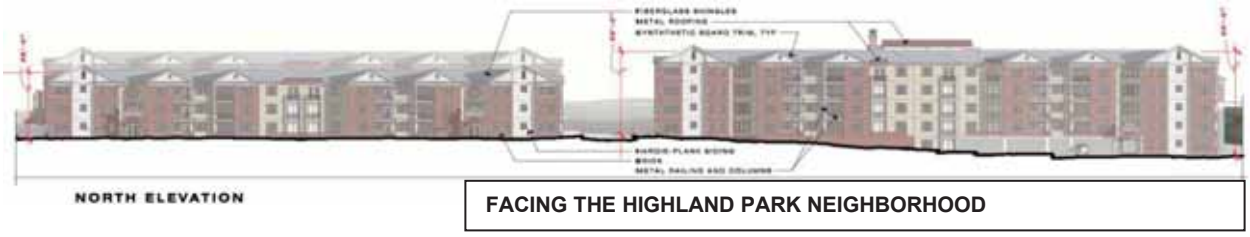
PCR#20-015: **Special Use Permit to Increase Density**
This is a request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to increase the density allowed in the Limited Business Downtown District LB-1 with proffers from 14 units per net acre to 19 units per net acre for properties located at 504, 506, 510 and 520 North Henry Street.

The LB-1 zoning district allows 14 dwelling units per net developable acre by right. With 8.6 net developable acres for the four parcels, 120 units are allowed by right if the properties are rezoned. The applicant is proposing to increase the density from 14 to 19 units per net acre, resulting in 163 units being allowed on the four parcels. They are proffering 162 units, with 13% of the units or 21 units being rented at a reduced rate to those earning 80% or below the area's family median income. The increase in density allows 42 additional units for the development as proposed by the applicant.

To increase density requires a special use permit being granted meeting the special use section 21-42 of the Zoning Ordinance. In addition, the city council shall consider the quality of the building and site design of the proposed development; and how the scale and character of the development relate to its immediate surroundings and to the downtown area as a whole.

Five buildings are proposed to house the apartments with parking underneath Buildings C & E. They propose to develop the property in four levels to coordinate with the natural terrain. This allows the street-fronting residential buildings (A & B) to step down along with the site, with 3-story facades on the low-side and 2-story facades on the high side. The rear buildings (C, D & E) anchors the complex with a central clubhouse,

fitness and pool complex, and residential wings extending from this core with 3-story to the public side and two stories to the poolside. The wings overlooking the wetlands are 4-story dwelling units with underground parking. The height allowed in the LB-1 district is 35 feet from grade. The grade is defined in the Zoning Ordinance as a reference plane representing the average of the finished surface of the ground adjoining the exterior of the front building wall.



Architectural Review Board
The Architectural Review Board reviewed and approved the project's conceptual design at their May 26, 2020 (ARB#20-052) meeting. General comments from the Architectural Review Board were; this is a big improvement from the current buildings, the design looks great; it has a nice mix of material and expressed this is a good project.

Site Plan Review Committee
The Site Plan Review Committee met on this proposal at their June 17th meeting. Concerns raised at the meeting were construction on the 30% slopes, the number of income-restricted units, trash collection, bike locations, screening from Highland Park, and sidewalks.

SPECIAL USE PERMIT
The special use permit section of the Zoning Ordinance (Sec. 21-42) establishes the following criteria for special use permits:

(a) *The proposed use shall be:*
- (1) *In harmony with the adopted comprehensive plan;*
- (2) *In harmony with the intent and purpose of the zoning district in which the use is proposed to be located;*
- (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*

(b) *The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection, and public water and sewer facilities.*

(c) *The proposed use shall not result in the destruction, loss, or damage of any feature determined to be of significant ecological, scenic or historic importance.*

(d) *The proposed use shall be designed, sited, and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.*

Additional reasonable standards as deemed necessary to protect the public interest and welfare may be imposed, including more restrictive sign standards; additional open space, landscaping or screening requirements; additional yard requirements; special lighting requirements; limitation on hours of operation; and additional off-street parking and loading requirements.

The Planning Director or Planning Commission may require the following additional information:

(1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.

(2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.

(3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds for the preparation of this study by the City.

A traffic impact analysis, utility information, fiscal impact analysis was performed by the applicant and are attached.

Traffic Analysis

LandTech Resources, Inc, prepared a traffic analysis, which concluded the traffic generated by the proposed development does not warrant the installation of either right or left turn lanes on North Henry Street at the entrance to the project. The analysis determined fewer trips for the new use than the current use from an average of 1,634 trips per day for 200 motel units to 1,089 trips per day average for 162 apartments. This considers the motel being occupied at a reasonable level and not closed as it has been for months. They also note the proposed entrance location meets applicable sight distance requirements. The City Engineer has reviewed the traffic analysis and agrees with the analysis.

Utilities (Water and Sewer)

The site is served by an existing 16” water main with sufficient pressure to serve the proposed development. The project will increase daily water and sewer discharge by 21,120 gallons per day. The City sewer system has sufficient capacity for the increased flows, and no downstream improvements are required.

Fiscal Impact Study
The study concludes a positive fiscal impact to the City of Williamsburg at buildout of $437,478. They estimate an annual net positive impact of $291,864 through direct and indirect tax revenue. They estimate the valuation of the project at the completion of $32,400,000, which results in real estate taxes of $194,400 annually. The estimated revenues of $169,545 annually from additional sales Downtown from shopping and dining. Estimated personal property taxes are $193 per person resulting in an additional $73,533 to the City.

They estimate expenses at $61,794 per year for six new school-age students and $83,820 for emergency services totaling $145,614. This results in the net positive impact annually of $291,668 to the City ($437,478 - $186,810).

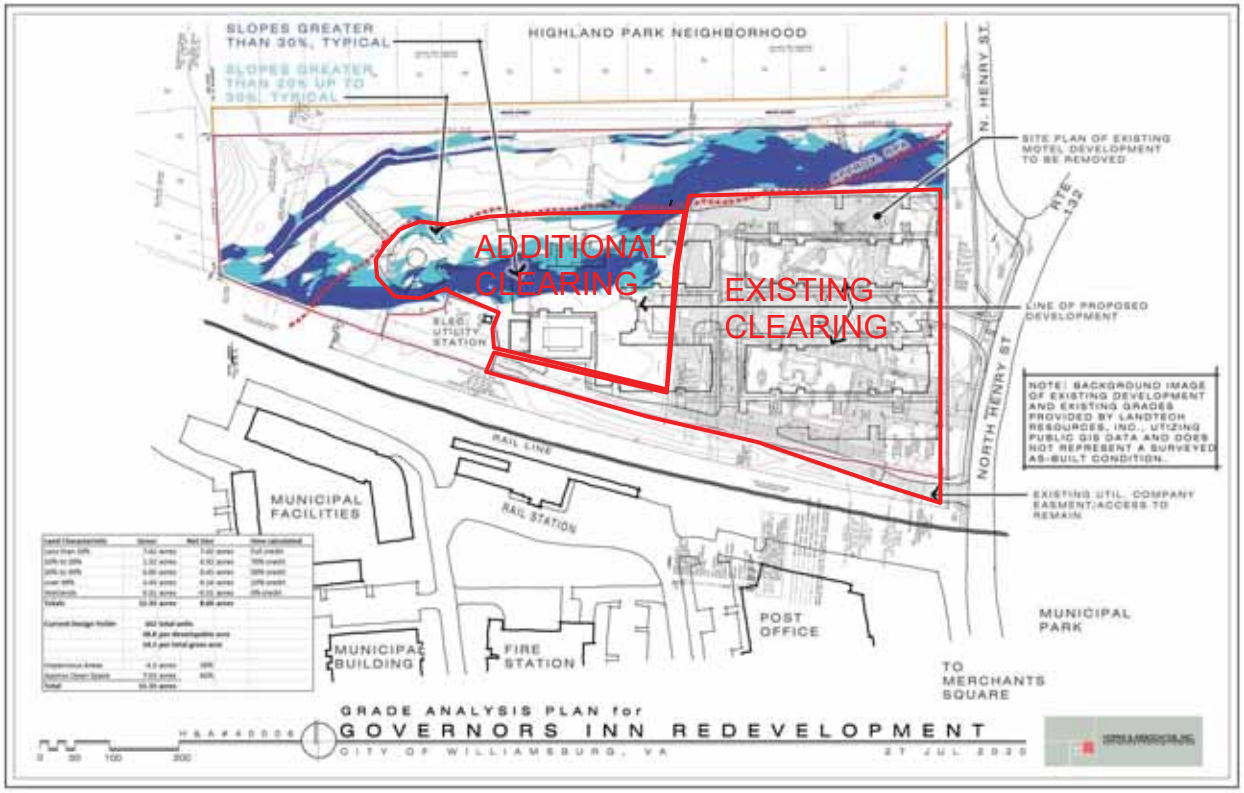
Several questions have been raised about the number of children from this project. Staff looked at the number of children for similar apartment complexes recently constructed in the City. Aura Apartments with 227 units had 23 children in 14 units, and Sterling Manor Apartments with 191 units had four children in four units attending school last year. Both Sterling Manor and Aura Apartments have one, two- and three-bedroom units. Comparing these two apartment complexes in the City will result in approximately ten students at the cost of $102,990 annually compared to the six students at a $61,794 per year as estimated by the applicant base on their projects. This project has one- and two-bedroom units, which may result in fewer children. Factoring in the four additional students results in a reduction from $291,864 to $250,758 annually to the City.

Archaeology
These properties are in an Archaeological Protection District, and a report was submitted with this application (Exhibit C). The report states the entire property was tested for archaeological resources in 1983. The 1983 survey of the property revealed that most of the property had been disturbed or did not contain archaeological resources. The Governors Inn site had significant disturbance with the remaining portion having scattered mid-19th through mid-20th century domestic refuse possibly associated with a small farmstead or tenant farm. The lack of intact subsurface features and disturbance across much of the property suggests there is limited potential to gain new information. Therefore, the new study agrees with the 1983 assessment and recommended no further archaeological work.

Stormwater Management
The applicant has submitted a preliminary design for stormwater to include underground storage systems to attenuate runoff from the new development into the downstream system. The applicant proposes to purchase quality credits from the City and will attenuate the flows from the site to meet the proposed text change to develop on 30% slopes, as noted below.

The developer held a meeting on August 6th with Highland Park residents to review the project and answer the concerns they may have on the proposed development. One

request from those present was to show clearly the amount of clearing for the project. The illustration below indicates the amount of additional clearing for the project.



ANALYSIS

The proposal will be in harmony with the Comprehensive Plan and zoning district if the comprehensive plan and zoning district changes are acceptable. The City's Architectural Review Board has recommended approval of the conceptual design. The development will remove an underperforming hotel and replace it with a development that will bring more individuals to the downtown area to dine and shop.

The density of apartment units in the Downtown area are:

- King & Queen Apartments (732 Scotland Street) – 60.5 units per gross acre
- Sacalis Building (433 Prince George Street) – 51.3 units per gross acre
- Bobbitt Complex (528 Scotland Street) – 43.8 units per gross acre
- Holmes Complex (414 Dunning Street) - 26.1 units per gross acre
- Prince George Commons (521 Prince George Street) – 13.5 units per gross acre
- Tribe Square (249 Richmond Road) – 13.3 units per gross acre
- Griffin Arms (515 Prince George Street) – 11.8 units per gross acre
- Blayton Building (613 Scotland Street) – 8.5 units per gross acre

Other apartment complexes recently approved by the City outside of the downtown area have the following density in gross acres:

- Richmond Hall (902 Richmond Road) – 62.8 units per gross acre

- Willow Ridge Apartments (216 Parkway Drive) – 54.2 units per gross acre
- High Street (150 Kings Manor) – 37.2 units per gross acre
- City Lofts (1400 Middle Street) – 36 units per gross acre
- The Flats at Williamsburg (620 York Street) – 34.7 units per gross acre
- Aura Apartments (Battery Boulevard) – 31.9 units per gross acre
- Sterling Manor (151 Sterling Manor Drive) – 27.9 units per gross acre
- High Street (159 Kings Manor) – 20 units per gross acre
- Quarterpath Trace (411 York Street) – 13.7 units per gross acre
- Midtown Row – 12.6 units per gross acre

A range of density exists for apartment complexes in the City. Staff would note that Aura Apartments and the complexes in High Street, the density approved for those developments included commercial and other uses allowed in those developments. The ordinance allows for increased density if the quality of the building and site design of the development, the scale and character of the development in relation to its immediate surrounding and the downtown area.

The quality of the building and design, the scale, and character is in keeping with the downtown area. The Architectural Review Board recommended approval of the conceptual elevations and design. From North Henry Street, the development fits into the scale and character of the streetscape. The development is separated from the Highland Park neighborhood by a wooded buffer. The distance from the clearing of the proposed development to the homes on Burbank Street is over 300 feet and approximately 290 feet to the closest home on North Henry Street. The 100-foot buffer must be maintained with no encroachments allowed into the buffer except those authorized in the Zoning Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the conceptual site plan, and the density increase conditioned upon the following:

- *The developer constructing new five-foot sidewalks as shown on the conceptual site plan along North Henry Street.*
- *The developer installing a bus shelter on North Henry Street at a location approved by WATA, which must be shown and approved by Planning Commission with the final site plan.*
- *Additional trees and shrubs being provided along the northern property line and along North Henry Street to provide additional screening to the Highland Park neighborhood being approved by Planning Commission with the final site plan.*

PCR#20-018: Text Amendment for Slope Waivers

This is a request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation to add Section 21-626 and to amend Section 21-782(e) of the Zoning Ordinance to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under Section 21-782(e) of the Zoning Ordinance.

Section 21-782(e) prohibits new construction on slopes in excess of 30 percent unless the Zoning Administrator grants a waiver in accordance with section 21-788 of the Zoning Ordinance, which requires the applicant to demonstrate an undue hardship.

The applicant proposes to add a new section and to amend Section 21-782(e) of the Zoning Ordinance that gives City Council the approving authority to grant a special use permit if a project contains adequate measures to alleviate any adverse environmental impacts for the encroachment meeting the requirements in the proposed ordinance.

ANALYSIS

Staff reviewed the initial request and asked the applicant if the construction on 30% slopes was on natural terrain or filled. In the past, approvals were granted for construction on slopes greater than 30% if the slopes were man-made. The applicant hired ECS Mid-Atlantic, LLC, to perform borings of the site which determine the slopes were natural and not man-made. Based on this information, and the requirement of an undue hardship outlined in the Zoning Ordinance, the staff informed the applicant a waiver could not be granted.

The prohibition on the filling of 30% slopes is used to protect water quality. The quality is affected by erosion and runoff. The goal is to protect wetlands, floodplains, and low-lying areas from runoff and erosion.

For undeveloped properties, this is a tool to keep development away from these slopes. For redevelopment properties, there may be some instances where filling slopes may be acceptable. For the current site, two buildable areas are separated by a ravine which does not contain wetlands. At the top of the ravine adjacent to the sub-station, the slopes are eroding.

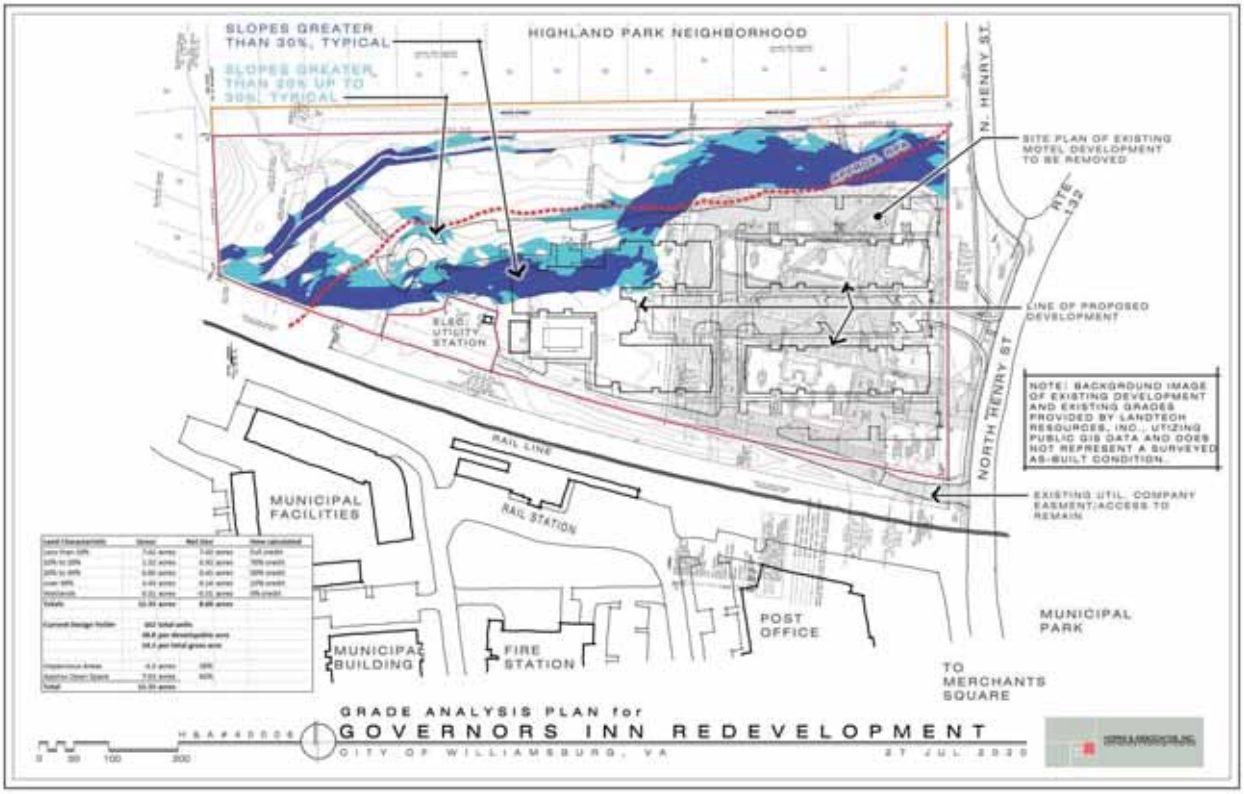
The proposed ordinance prohibits encroachments into a Resource Protection Area and requires a mitigation plan to prevent any increase in water pollution for the project and reduce downstream erosion. It regulates stormwater at the source to protect against and minimize water pollution and sediment deposits. It requires redevelopment projects to meet the criteria outlined in the ordinance for post-development. The city's stormwater manager program administrator must review and submit a recommendation on the mitigation plan.

This proposal gives City Council the authority to grant a special use permit for a specific site if certain criteria are met as outlined in the Zoning Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the text change, which gives City Council the authority to grant a special use permit for construction on 30% slopes based on-site specifics meeting the criteria contained in the Zoning Ordinance.

PCR#20-019:
This is a request of Castle Development Partners on behalf of the Colonial Williamsburg Foundation for a special use permit to encroach into 30% slopes for the redevelopment of the Governor's Inn site for the proposed construction of up to 162 apartments and associated infrastructure at 504, 506, 510 and 520 North Henry Street. The areas with 30% slopes are highlighted in dark blue on this drawing.



The applicant has recommended a text change and has applied for a special use permit to construct on 30% slopes, as shown on the conceptual site plan. They note the following:

- The site contains isolated slopes in excess of 30%.
- No construction will be in the RPA.
- A mitigation plan has been submitted to reduce downstream erosion and prevent any increase in water pollution. It will regulate stormwater runoff for the project at the source to protect against and minimize water pollution and the disposition of sediment from the proposed development to tributaries, buffer areas, and other sensitive environmental lands.
- The plan has been reviewed by the City's stormwater manager program administrator (Aaron Small), who has determined the plan meets the proposed ordinance requirements resulting in a reduction of post-development run-off below the pre-development levels.

STAFF RECOMMENDATION

Staff has reviewed this request and recommends approval conditioned upon the final site plan meeting the ordinance requirements and providing a post run-off reduction from pre-construction run-off.

SUMMARY

Staff has reviewed the requests and notes the following:

- This redevelopment project will remove an outdated motel from the City's inventory on a major entrance corridor to downtown Williamsburg.
- The Comprehensive Plan change and rezoning request for a multi-family development are in line with Planning Commissions' vision for the property when it is sold by The Colonial Williamsburg Foundation.
- The development creates a residential use that is compatible with adjacent neighborhoods.
- The site is not a viable commercial use property due to its distance from Merchant's Square and its separation by the train tracks.
- A high-quality development with associated amenities is proposed to replace the existing motel buildings.
- The development will provide additional customers to shop and dine downtown, which will increase downtown's vitality.
- The new development with a cost of over 32 million dollars will add additional real estate revenues well above the current value of just over 5.2 million dollars for the four parcels.

Therefore, staff recommends the following based on the above analysis for each case:

PCR#20-013: **Comprehensive Plan Change**

Staff recommends approval of the Comprehensive Plan change from Colonial Williamsburg Support to Mixed-Use for 504, 506, 510, 520, and 580 North Henry Street from Colonial Williamsburg Support to Mixed-Use.

PCR#20-014: **Rezoning from MS to LB-1 with proffer**

Staff recommends approval of the rezoning from Museum Support MS to Limited Business Downtown District LB-1 with proffers for 504, 506, 510, and 520 North Henry Street because this will allocate 21 units for fifteen years with a rent-reduction and limits rental of those units to persons earning 80% of the median family income applicable to Williamsburg. Staff recommends 580 North Henry Street being rezoned from MS to LB-1 to be consistent with the adjacent zoning for the above lots without any proffer.

PCR#20-015: Special Use Permit for density increase

Staff recommends approval of the conceptual site plan, and the density increase conditioned upon the following:

- The developer constructing new five-foot sidewalks as shown on the conceptual site plan along North Henry Street.

- The developer installing a bus shelter on North Henry Street at a location approved by WATA, which must be shown and approved by Planning Commission with the final site plan.
- Additional trees and shrubs being provided along the northern property line and along North Henry Street to provide additional screening to the Highland Park neighborhood being approved by Planning Commission with the final site plan.

PCR#20-018: Text Change for slope waivers
Staff recommends approval of the proposed ordinance to add Section 21-626 and to amend Section 21-782(e) of the Zoning Ordinance to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under Section 21-782 of the Zoning Ordinance because it provides additional flexibility in site design, is consistent with the intent of the Chesapeake Bay Act regulations, and allows City Council to make a decision based on the merits of a project.

PCR#20-019: **Special Use Permit request to construct on 30% slopes**
Staff recommends approval of the slope waiver because the encroachment into the slopes is between two developable portions of the project; the encroachment is not in a Resource Protection Area, and the developer meets the additional flow requirements outlined in the proposed ordinance base on the City's stormwater manager program administrator.

PLANNING COMMISSION

Planning Commission held a public hearing on August 19, 2020. Eight citizens spoke on the five requests.

Planning Commission recommended to City Council by a vote of 4-1-1-1, to approve the five requests as recommended by staff.

CITY COUNCIL PUBLIC HEARING

City Council public hearings are scheduled for their regular meeting on September 10, 2020, in the Council Chambers of Stryker Center at 2:00 p.m. Should the COVID-19 restrictions imposed by the Governor of Virginia change, City Council may hold this meeting electronically. In that event, written comments will be accepted by City Council by sending an email to virtualcitycouncil@williamsburgva.gov. Members of the public may participate in the meeting. Please check the City's website at www.williamsburgva.gov for more information prior to the meeting date.

Carolyn A. Murphy

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director

Unit Count and Parking Calculation

Buildings	1-br	2br	totals
BUILDING A	18	22	40
BUILDING B	18	22	40
BUILDING C+D+E	34	48	82
Unit Type Totals	70	92	162
Parking Ratio	1.25	1.5	
Subtotal Req'd Parking	87.5	138	226
Visitor Parking (25%)			41
Total Parking Required			266
Parking Provided			268

CONCEPTUAL SITE PLAN for

GOVERNORS INN REDEVELOPMENT

CITY OF WILLIAMSBURG, VA

12 AUG 2020

CONCEPTUAL SITE LIGHTING PLAN

GOVERNORS INN REDEVELOPMENT

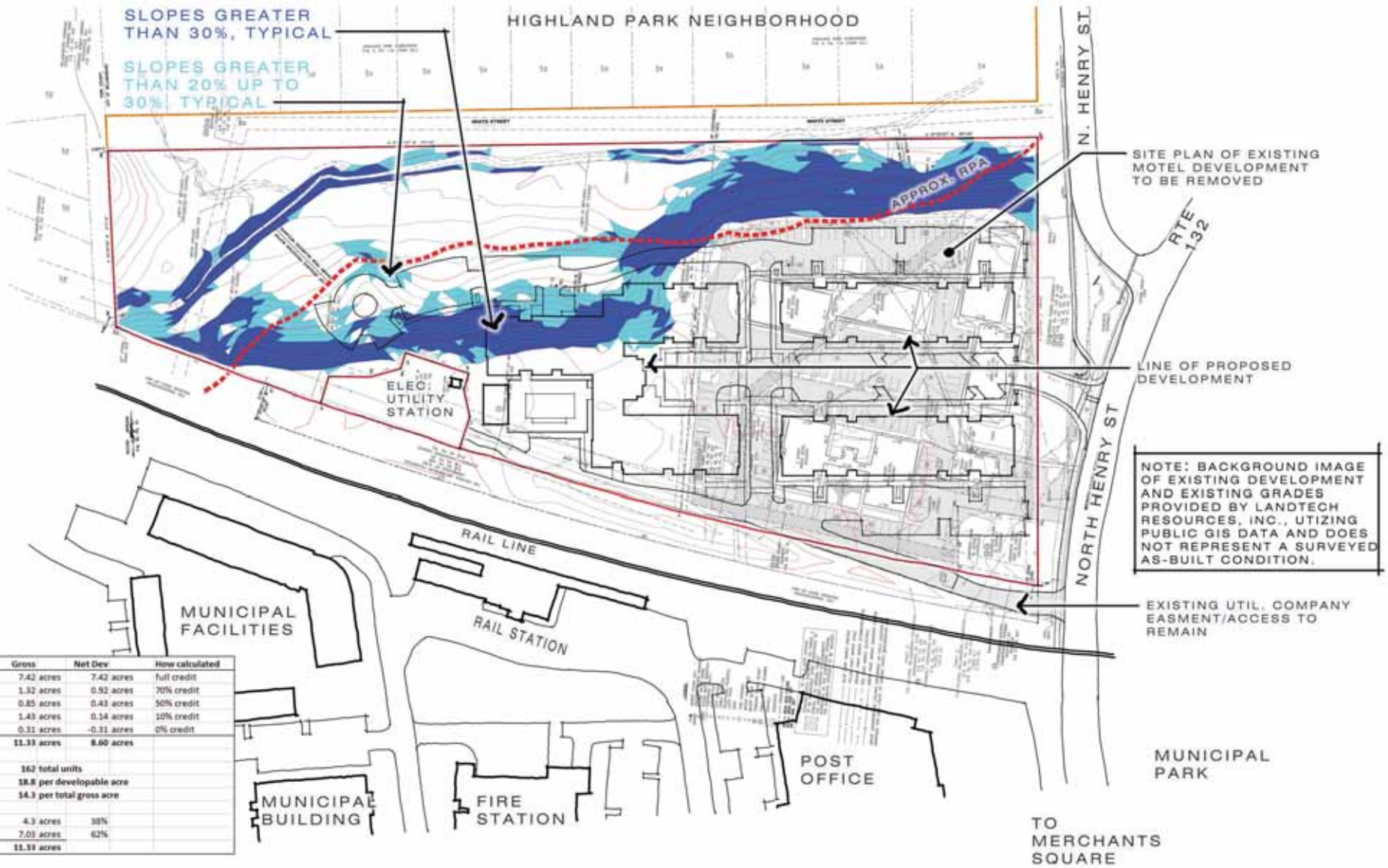
H & A # 4 0 0 0 6

CITY OF WILLIAMSBURG, VA

27 JUL 2020

0 50 100 200

HOPKE & ASSOCIATES, INC.
Architecture • Planning • Interiors



Land Characteristic	Gross	Net Dev	How calculated
Less than 10%	7.42 acres	7.42 acres	full credit
10% to 20%	1.32 acres	0.92 acres	70% credit
20% to 30%	0.85 acres	0.43 acres	50% credit
over 30%	1.43 acres	0.14 acres	10% credit
Wetlands	0.31 acres	-0.31 acres	0% credit
Totals	**11.33 acres**	**8.60 acres**	
Current Design Yeild=	**162 total units**		
	18.8 per developable acre		
	14.3 per total gross acre		
Impervious Areas	4.3 acres	38%	
Approx Open Space	7.03 acres	62%	
Total	**11.33 acres**		

GRADE ANALYSIS PLAN for

GOVERNORS INN REDEVELOPMENT

H & A # 4 0 0 0 6

C I T Y O F W I L L I A M S B U R G , V A

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HOPKE & ASSOCIATES, INC.
Architecture • Planning • Interiors

Tax Map No.'s 435-08-00-A, 435-08-00-B, 435-0A-00-005 and 435-0A-00-006

Prepared by and return to:
Vernon M. Geddy, III, Esquire (VSB#21902)
(Attorney licensed to practice law in Virginia)
Geddy, Harris, Franck & Hickman, LLP
1177 Jamestown Road
Williamsburg, VA 23185

PROFFERS

THESE PROFFERS are made this __ day of ____, 2020 by **THE COLONIAL WILLIAMSBURG FOUNDATION**, a Virginia corporation (together with its successors in title, the "Owner"), and **CASTLE DEVELOPMENT PARTNERS, LLC**, a Virginia limited liability company ("Developer"), each to be indexed as Grantors in the City of Williamsburg land records and the **CITY OF WILLIAMSBURG**, a Virginia municipal corporation ("City"), to be indexed as Grantee in the City of Williamsburg land records.

RECITALS

A. Owner is the owner of a four tracts or parcels of land located in the City of Williamsburg, Virginia, consisting of Tax Map #435-08-00-A, #435-08-00-B, #435-0A-00-005 and #435-0A-00-006 with addresses of 504, 506, 510 and 520 North Henry Street, Williamsburg, Virginia and being more particularly described on Exhibit A attached hereto (the "Property"). Developer is the contract purchaser of the Property. The Property is now zoned MS, Museum Support District.

B. Owner and Developer have applied to rezone the Property from MS to LB-1, with proffers.

F. Owner and Developer desire to offer to the City certain conditions on the development of the Property not generally applicable to land zoned LB-1.

NOW, THEREFORE, for and in consideration of the approval of the requested rezoning, and pursuant to Section 15.2-2297 of the Code of Virginia, 1950, as amended, and Article II, Division 4 of the City Zoning Ordinance, Owner agrees that or its successors in title, as the case may be, shall meet and comply with all of the following conditions in developing the Property. If the requested rezoning is not granted by the City, these Proffers shall be null and void.

CONDITIONS

1. Price Restricted Housing Units. For a period of fifteen (15) years from the date of the execution of the initial lease of the last unit with its rental rate restricted by this proffer, thirteen percent (13%) of the total number of apartment units built on the Property shall be offered for rent to persons earning no more than eighty percent (80%) of Williamsburg median family income as determined by the United States Department of Housing and Urban Development ("HUD") at rents determined as set forth below. Maximum annual rent shall be calculated by assuming 1.5 persons per bedroom. Maximum annual rent for a one bedroom unit shall equal thirty percent (30%) of the income limit for 1.5 persons calculated by averaging the one and two person income limit determined by HUD. Maximum annual rent for a two bedroom unit shall equal thirty percent (30%) of the income limit for three persons (two bedrooms times 1.5 persons per bedroom).

The City of Williamsburg joins herein to and does hereby confirm its acceptance of these proffers as part of the rezoning of the subject Property from MS to LB-1.

WITNESS the following signatures.

THE COLONIAL WILLIAMSBURG
FOUNDATION

By:_____
Title:

STATE OF VIRGINIA AT LARGE
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged this _____ day of _____, 2020, by _____, _____ of The Colonial Williamsburg Foundation, a Virginia corporation, on its behalf.

My commission expires: _____.

_____
NOTARY PUBLIC

CASTLE DEVELOPMENT PARTNERS, LLC

By:_____
Title:

STATE OF VIRGINIA AT LARGE
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged this _____ day of _____, 2020, by _____, _____ of Castle Development Partners, LLC, a Virginia limited liability company, on its behalf.

My commission expires: _____.

_____
NOTARY PUBLIC

CITY OF WILLIAMSBURG, VIRGINIA

By:_____
Title:

STATE OF VIRGINIA AT LARGE
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged this _____ day of _____, 2020, by _____, _____ of Castle Development Partners, LLC, a Virginia limited liability company, on its behalf.

My commission expires: _____.

_____
NOTARY PUBLIC

Exhibit A

Parcel 1

ALL that certain lot, piece or parcel of land, with all improvements thereon and appurtenances thereunto belonging, lying and being the City of Williamsburg, Virginia known as Sheraton Governor's Inn and more particularly described on a plat of survey dated June 26, 1985 made by AES, a professional corporation, entitled "Title Survey Sheraton Governor's Inn 506 North Henry Street Williamsburg Virginia," a copy of which is recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and the County of James City in Williamsburg Plat Book 41 at page 7.

BEING the same real estate conveyed to The Colonial Williamsburg Foundation by Deed of Bargain and Sale dated July 1, 1985 from North Henry Corporation, which Deed is recorded in the aforesaid Clerk's Office in Williamsburg Deed Book 71 at page 640.

Parcel 2

ALL that piece or parcel of land, together with the buildings and improvements thereon, situate in the City of Williamsburg, Virginia, as set up, shown and described as Parcel 1 on a plat entitled, "Philip Richardson Construction Company, Plat of Boundary Survey, Parcels - 1 & 2, A Portion of Lot 3 and all of Lots 4-8, Sec. A, All of Lots 1-5, Sec. B as Per Plat of R.E. White, Surveyor, 1915, PB 2, p. 45, York Co. Clerk's Office, Williamsburg, Virginia," made by R. B. Cartwright, C.L.S., dated January 4, 1963, on which plat the said land is more particularly described as follows: Beginning at an iron pin on the southwesterly corner of the property herein conveyed, said pin being situate on the northerly line of Chesapeake Avenue, thence in a northerly direction on a course N 8˚ 25' E a distance of 150.00 feet to an iron pin; thence in an easterly direction on a course of S 71˚ 47' E through an iron pin a distance of 250.00 feet to an iron pin on the westerly side of King Street; thence in a southerly direction on a course of S 8˚ 25' W along said King Street a distance of 150.00 feet to an iron pin on the northerly side of Chesapeake Avenue; thence along said Chesapeake Avenue on a chord course N 71˚ 42' W a distance of 250.00 feet to an iron pin to the place of beginning.

BEING the same real estate conveyed to The Colonial Williamsburg Foundation by Deed of Bargain and Sale dated July 1, 1985 from John E. Woodward, Jr. and P. O. Richardson, which Deed is recorded in the aforesaid Clerk's Office in Williamsburg Deed Book 71 at page 642.

ORDINANCE #20-
PROPOSED ORDINANCE #20

AN ORDINANCE AMENDING CHAPTER 21, ZONING, ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS BY ADDING A NEW SECTION 21-626 SLOPE WAIVERS AND ARTICLE VII, SITE PLANS BY AMENDING SECTION 21-782(e) TO ALLOW SLOPE WAIVERS WITH A SPECIAL USE PERMIT BY CITY COUNCIL THAT CANNOT BE APPROVED BY THE ZONING ADMINISTRATOR AS OUTLINED IN SECTION 21-782(e) OF THE ZONING ORDINANCE (PCR #20-018)

These revisions to Chapter 21, Zoning, are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article IV. Supplemental District Regulations shall be amended to add Section 21-626 Slope Waivers and to amend Article VII. Site Plans. Section 21-782(e) to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under this section.

ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS.

Section 21-626 Slope waivers.

City Council may approve encroachments on slopes in excess of 30 percent not qualifying for a waiver pursuant to Sec. 21-788, with a special use permit. In addition to the criteria contained in Division 2. Special Use Permits in the Zoning Ordinance, the project must contain adequate measures to alleviate any negative environmental impacts of the encroachment, including the following requirements:

1. No encroachment into a Resource Protection Area (RPA) is permitted except those uses allowed under section 21-818 of the Zoning Ordinance;
2. Submission of a mitigation plan to reduce downstream erosion and to prevent any increase in water pollution for the project.
3. Regulate stormwater runoff for the project at the source to protect against and minimize water pollution and the deposition of sediment from the proposed development to tributaries, buffers areas and other sensitive environmental lands.
4. For redevelopment projects, the post development plan shall:
    a. Meet the water quality requirements for new development where the total phosphorus load shall not exceed 0.41 pounds per acre per year, as calculated pursuant to 9VAC25-870-65; and

b. Discharge the maximum peak flow rate from the post-development one-year 24-hour storm in accordance with the following methodology:

$Q_{Developed} \leq 0.7*(Q_{Pre\text{-}developed}* RV_{Pre\text{-}developed})/RV_{Developed}$

Under no condition shall $Q_{Developed}$ be greater than $Q_{Pre\text{-}developed}$ nor shall $Q_{Developed}$ be required to be less than that calculated in the equation $0.9*(Q_{Forest} * RV_{Forest})/RV_{Developed}$; where

$Q_{Developed}$ = The allowable peak flow rate of runoff from the developed site.

$RV_{Developed}$ = The volume of runoff from the site in the developed condition.

$Q_{Pre\text{-}Developed}$ = The peak flow rate of runoff from the site in the pre-developed condition.

$RV_{Pre\text{-}Developed}$ = The volume of runoff from the site in pre-developed condition.

Q_{Forest} = The peak flow rate of runoff from the site in a forested condition.

RV_{Forest} = The volume of runoff from the site in a forested condition.

Prior to Council's consideration, the city's stormwater manager program administrator must review and submit a recommendation on the mitigation plan.

ARTICLE VII. SITE PLANS

Section 21-782. General performance standards.

(e) New construction on slopes in excess of 30 percent shall be prohibited, unless approved by City Council pursuant to Section 21-626 or a waiver is granted by the zoning administrator pursuant to Section 21-788.

The Williamsburg Code shall remain unchanged.

Adopted:

_____
Douglas G. Pons, Mayor

Attest: _____
Sandi Filicko, Clerk of Council

GOVERNOR'S INN REDEVELOPMENT

THE APPLICANT

Castle Development Partners, LLC ("Castle") is a real estate partnership focused exclusively on the development and renovation of multifamily rental communities in the Eastern United States. Castle's headquarters is located at 230 Court Square, Suite 202, Charlottesville, VA 22902.

Mike McNamara, Andy McGinty and Tommy Niles, the principals of Castle, have more than 30 years of experience developing, owning and operating conventional and affordable apartment communities. Castle and its principals have been responsible for the development of more than 6,000 apartment units and currently hold controlling General Partner and Managing Membership interests in more than 3,000 apartment units.

Brief biographies of the principals follow.

Andrew McGinty

Mr. McGinty heads operations management for Castle Development Partners. He oversees all land and community acquisitions, deal structuring, business strategy and new business development. Mr. McGinty has over a decade of experience in residential and commercial real estate in Delaware, Maryland, Virginia and North Carolina. Prior to his career in multifamily development, Mr. McGinty was an executive with the management consulting firm Accenture in Washington, DC and Paris, France. Mr. McGinty has an MBA from The University of Virginia and a BS in Mechanical Engineering from Virginia Tech.

Michael McNamara

In his 30-year career in multifamily development, Mr. McNamara has developed over 5,000 conventional, subsidized, tax credit and elderly apartment units. In 1990, McNamara founded Castle Development Inc. and grew it into one of the leading developers of multifamily housing in Virginia. Prior to starting Castle, Mr. McNamara held several executive positions with Amurcon Realty, including Chief Financial Officer and President of the Property Management division. Prior to joining Amurcon, he worked as a CPA in Richmond, Virginia. Mr. McNamara has a BS in accounting from Virginia Commonwealth University.

Thomas R. Niles, III

Mr. Niles leads the renovation and repositioning of acquired assets. In his role as a Regional Property Manager with Grady Management, Mr. Niles also oversees the operation of many of the Castle owned assets. Mr. Niles has an MBA from the College of William and Mary and a BS in Integrated Science and Technology from James Madison University.

Castle builds and acquires Class A, B and Tax Credit communities of 120 units or more, with a deal sizes ranging from $25M to $75M in total development and acquisition costs.

Recent Castle Development projects include the Archer at Brookhill, Beacon on 5th, Avemore and Arden Place communities in Charlottesville, Center West Phase 1 in Midlothian, Center Pointe and Adams Crossing in Waldorf, Maryland, Maplewood in Chesapeake and Andorra in Holly Springs, North Carolina.

For addition information please go the company's website at www.castledp.com.

THE PROJECT

The Colonial Williamsburg Foundation ("CWF) has closed the Governor's Inn hotel located at 506 North Henry Street and decided to sell both that property and the adjoining parcels located at 504, 510 and 520 North Henry Street. CWF has determined that the property is no longer needed to support its mission and operations. Castle has contracted to purchase the property contingent on obtaining necessary approvals from the City for its proposed multi-family development.

The property is bounded to the south by the railway lines, to the east by North Henry Street, to the north by the Highland Park neighborhood and to the West by additional residentially developed property. Special features of the property include:

- An existing greenspace to the east of the property line, which was created when North Henry Street was rerouted to be continuous into Route 132, acts as a buffer and serves as an opportunity for a passive pocket-park.
- An existing greenspace to the north between the Highland Park neighborhood and the proposed development was created by a dedicated right-of-way, "White Street", which is largely wetlands and has never been improved, serves as another site buffer.
- The site is split by a ravine, which contains wetlands in the general location shown on the Conceptual Site Plan, running from the south-west to the north-east, leaving the north-west corner of the site inaccessible without crossing wetlands and that area is not proposed for any development.
- There is a power sub-station which is set into the southern boundary of the site, which further limits the developable area of the site, creating a design challenge to effectively screen its utilitarian appearance.
- There is an existing access road to the sub-station from North Henry, which is partially on the property and partially in the public right-of-way, and which needs to be maintained and coordinated with the site circulation.
- The site has dramatic grades, of over 50' across the developable portions, sloping 30% or more in certain locations; some of the grade is natural, as the terrain slopes down to the wetlands; some, we conjecture, is man-made from the construction process for the railway, substation, or both.

- The site's proximity to City services and commuter infrastructure combined with natural buffers to adjacent developments, make it an ideal location for contemporary apartment dwelling that is well knitted into the downtown area.

Castle proposes to raze the existing Governor's Inn hotel and redevelop the site into a Class A multifamily community with a density of up to 19 dwelling units per developable acre. The project will be a mix of one and two-bedroom apartments. The applicant anticipates there will be approximately 65 to 70 one-bedroom units and 82 to 92 two-bedroom units. For a period of 15 years, thirteen percent of the units will be offered for rent at prices geared to those earning 80% or below of the area family median income. These units will be distributed throughout the project.

The new entrance to the property will be relocated further north to make the railway intersection less congested. The development will be limited to the developable portion adjacent to North Henry, leaving the developable portion to the west an untouched buffer. The land will be regraded into 4 levels or steps, coordinated with the natural terrain. This will allow the street-fronting residential buildings to step down along with the site, with 3-story facades on the low side and 2-story facades on the high side. Toward the back of the developable parcel, a third building will anchor the complex with a central clubhouse, fitness and pool complex. Residential wings will extend from this core which will be 3-story to the public side and 2-stories to the pool side. One of these wings will overlook the wetlands with 4-stories of dwelling units overlooking the ravine.

Apartment finishes/amenities are planned to include granite counters in kitchen and bath, stainless appliances, solid wood cabinets, tiled bathrooms, simulated wood flooring, in-unit laundry, balconies on some units, walk in closets, elevator-served buildings, large low-E argon filled windows, minimum 9' ceilings, high efficiency HVAC, 2" slat premium blinds, and large soaking tubs in some units. The buildings will have fire monitors and sprinklers.

Community amenities are planned to include clubhouse with leasing center and on-site professional management with 24 hour emergency maintenance; cyber café; conference room; gathering/party room; entertainment lounge/clubroom with billards, tvs, etc.; covered outdoor tv/lounge area; salt water pool with resort style pool deck including fire pit and grill station; standalone fitness building with state of the art fitness center; pet wash room; car wash station; rooftop “beer garden” with seating areas and gas fireplaces; outdoor grilling stations; pocket parks; dog park area and walking connectivity to downtown Williamsburg and the Historic Area.

THE APPLICATIONS

Castle is submitting six applications to the City for the project. First is a request for a change in the Comprehensive Plan land use designation of Colonial Williamsburg Support to the Mixed Use designation and to revise the narrative describing that designation to include this property. The second is a rezoning of the property from its current MS, Museum Support zoning district to the LB-1, Limited Business Downtown district. The third is a request for special use permit to permit a density of 19 dwelling units per developable acre on the property pursuant to Section 21-250 of the Zoning Ordinance, as amended. Fourth, is an application for a zoning text change to add a new Section 21-626 to the Zoning Ordinance to permit encroachment on slopes in excess of 30% with the approval of City Council through the issuance of a Special Use Permit. Fifth, an application for a Special Use Permit in accordance Section 21-626. Finally, an application to the Architectural Review Board for conceptual approval of the project architecture has been submitted by the project architect Hopke & Associates, Inc.

IMPACTS

Traffic. A Traffic Analysis for the project prepared by LandTech Resources, Inc. ("LandTech") dated May 5, 2020 is attached hereto as Exhibit A. The Analysis concludes that the traffic generated by the proposed development will not warrant the installation of either right or left turn lanes on North Henry Street at the entrance to the project and that the proposed entrance location meets applicable sight distance requirements.

Water and Sewer. Wastewater and Water Generation tables prepared by LandTech dated May 5, 2020 are attached hereto as Exhibit B. The site is served by an existing 16" water

main with ample pressure for the proposed development. The project will increase daily water and sewer discharge by 21,120 gallons per day. The City sewer system has ample capacity for the increased flows and no downstream improvements are required.

Archaeology. A report entitled "506 North Henry Street (Governor's Inn) Archaeological Site Impact Assessment dated May 8, 2020 prepared by Jack Gary and Eric Schweickart of CWF is attached as Exhibit C. The entire site was tested for archaeological resources in 1983 prior to the construction of the hotel. The current Assessment concludes that no further archaeological work is needed for this property.

Stormwater Management. While the stormwater management system has not been designed at this point, it is anticipated that the system will incorporate under parking lot storage tanks to manage water quantity for the development and any water quality requirements will be satisfied through the purchase nutrient credits. The applicant will explore the feasibility of using water from the underground tanks for irrigation.

Fiscal. Castle has prepared a Fiscal Impact Analysis of the project at buildout attached hereto as Exhibit D. The analysis concludes that the project will have a positive fiscal impact on the City.

BENEFITS

The applicant submits that this project will benefit the City in a number of ways. It will be a redevelopment of a closed and outdated hotel property. The multifamily development of this property will create an excellent transitional use from the institutional uses on the Lafayette Street side of the railroad tracks to the Highland Park single family detached community on the north side of the site. It is a well buffered site that will not have adverse visual impacts on its neighbors or the Historic Area. The site is not a viable commercial site nor is it appropriate for single family detached development. It will provide high quality apartment living, including price restricted housing, in easy walking distance to downtown. The additional customers for the stores and restaurants on Prince George Street and Merchant's Square will be a boost to those businesses and will increase the vitality of the entire downtown area without additional traffic/parking burdens.

GEDDY, HARRIS, FRANCK & HICKMAN, L.L.P.

ATTORNEYS AT LAW
1177 JAMESTOWN ROAD
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WILLIAMSBURG, VIRGINIA 23187-0379

VERNON M. GEDDY, JR. (1926-2005)
STEPHEN D. HARRIS
SHELDON M. FRANCK
VERNON M. GEDDY, III
SUSANNA B. HICKMAN
ANDREW M. FRANCK

SHERRI L. NELSON

May 22, 2020

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director
401 Lafayette Street
Williamsburg, Virginia 23185

Re: 504, 506, 510 and 520 North Henry Street
Comprehensive Plan Land Use Designation Change

Dear Carolyn:

I am writing on behalf of our client, Castle Development Partners, contract purchaser of the property at 504, 506, 510 and 520 North Henry Street, to formally request a change in the Comprehensive Plan Land Use Designation of this property from its current designation of Colonial Williamsburg Support to the Mixed Use designation to permit multifamily development. We understand that you have previously discussed this change with the Planning Commission in the Comprehensive Plan update process. This request is being submitted in conjunction with Rezoning and Special Use Permit applications for a multifamily development on the site. In addition, we understand the Colonial Williamsburg Foundation has agreed that the property at 580 North Henry Street (the electrical substation) be included in this request although it will not be a part of the Castle Development project.

The property is owned by the Colonial Williamsburg Foundation and is the site of the Governor's Inn hotel. The Foundation has closed the hotel and decided that the property is no longer necessary to support the mission and operations of the Foundation.

We submit that multifamily development is the appropriate use and Mixed Use is the appropriate designation for this property. The designation is consistent with the existing Mixed Use designations along Henry Street. The multifamily development of this property will create an excellent transitional use from the institutional uses on the Lafayette Street side of the railroad tracks to the Highland Park single family detached community on the north side of the site. The site is not a viable commercial site nor is it appropriate for single family detached development.

It will provide high quality apartment living, including price restricted housing, in easy walking distance to downtown without visually encroaching on the Historic Area. The additional customers for the stores and restaurants on Prince George Street and Merchant's Square will be a boost to those businesses and will increase the vitality of the entire downtown area without additional traffic/parking burdens.

Please let me know if we can provide any further information.

Sincerely,

Vernon M. Geddy, III

cc: Mr. Thomas R. Niles, III

Exhibit A

LRI

LANDTECH RESOURCES, INC.

Traffic Analysis

For

Governor's Inn Hotel Redevelopment

City of Williamsburg, Virginia

Preparation Date:

May 5, 2020

Revision Date(s):

July 27, 2020

LRI Project No. 19-398

COMMONWEALTH OF VIRGINIA
WILLIAM S. FELTS
Lic. No. 57903
7/27/2020
PROFESSIONAL ENGINEER

ENGINEERING • SURVEYING • GPS
3925 Midlands Road Williamsburg, VA 23188
Ph.: (757) 565-1677 Fax: (757) 565-0782
Web: landtechresources.com

Traffic Analysis:

The proposed development on the property located at 506 N. Henry Street proposes the demolition of the existing Governor's Inn Hotel containing approximately 200 rooms and the construction of a new apartment complex containing approximately 162 units. A traffic analysis of the existing and proposed site was prepared utilizing ITE trip generation data. Below is a summary of the existing site traffic conditions as well as the proposed traffic conditions for the property:

ITE Traffic Analysis

Project: Governor's Inn

ITE Code: 310 Hotel (Existing Conditions)

Unit Total 200

Traffic Scenario	Rate	# of Trips	% Enter	Enter	% Exit	Exit	% Right	Right Turns	% Left	Left Turns
Average Day	8.17	1634	50%	817	50%	817	50%	409	50%	409
AM Peak Hour	0.56	112	61%	68	39%	44	50%	34	50%	34
PM Peak Hour	0.59	118	53%	63	47%	55	50%	31	50%	31
Saturday Average	8.19	1638	50%	819	50%	819	50%	410	50%	410
Saturday Peak Hour	0.72	144	56%	81	44%	63	50%	40	50%	40
Sunday Average	5.95	1190	50%	595	50%	595	50%	298	50%	298
Sunday Peak Hour	0.56	112	46%	52	54%	60	50%	26	50%	26

ITE Traffic Analysis

Project: Governor's Inn

ITE Code: 220 (Proposed Apartment Building)

Unit Total 162

Traffic Scenario	Rate	# of Trips	% Enter	Enter	% Exit	Exit	% Right	Right Turns	% Left	Left Turns
Average Day	6.72	1089	50%	544	50%	544	50%	272	50%	272
AM Peak Hour	0.51	83	20%	17	80%	66	50%	8	50%	8
PM Peak Hour	0.62	100	65%	65	35%	35	50%	33	50%	33
Saturday Average	6.39	1035	50%	518	50%	518	50%	259	50%	259
Saturday Peak Hour	0.52	84	50%	42	50%	42	50%	21	50%	21
Sunday Average	5.86	949	50%	475	50%	475	50%	237	50%	237
Sunday Peak Hour	0.51	83	50%	41	50%	41	50%	21	50%	21

AADT: State Route 132 (Layfayette Street : SR 132Y)	5500
Directional Factor, D	0.562
Peak Hour Factor, K	0.086
Peak Hour Volume, PHV	266
Opposing Volume / Approach Volume	266
Advancing Volume	207
Total Peak Hour Trips Making Right Turn Into Site	33
Total Peak Hour Trips Making Left Turn Into Site	33

On the following pages you will find the required calculations utilizing the above information providing Turn Lane Warrant analysis per the Virginia Department of Transportation Road Design Manual Appendix F. Based on the anticipated traffic for the proposed parcel as well as the traffic counts within the adjacent State Route 132 right-of-way this project does **NOT** warrant the installation of a left-hand turn lane, nor a right-hand turn lane or taper.

Based on conceptual drawings prepared for the proposed development the location of the proposed entrance appears to be situated in a location that will provide for a sight distance that is in excess of the required 280 feet per Table 2-5 in the VDOT Road Design Manual Appendix F.

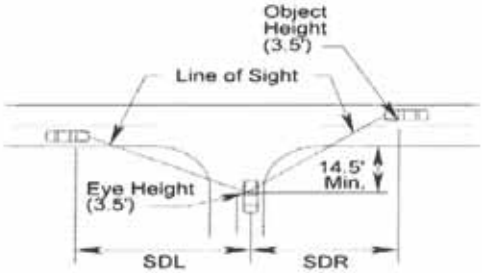
Virginia Department of Transportation
Traffic Engineering Division
2018
Annual Average Daily Traffic Volume Estimates By Section of Route
City of Williamsburg

Route	Jurisdiction	Length	AADT	QA	4Tire	Bus	Truck 2Axle	Truck 3+Axle	Truck 1Trail	Truck 2Trail	QC	K Factor	QK	Dir Factor	AAWDT	QW
		From: Parkway Dr														
60 Bypass Rd	City of Williamsburg	0.16	11000	G	98%	0%	1%	0%	0%	0%	F	0.081	F	0.523	12000	G
		To: SR 5 Capitol Landing Rd														
60 5 Page St	City of Williamsburg	0.31	21000	G	99%	0%	1%	0%	0%	0%	F	0.08	F	0.677	22000	G
		From: Second Street														
60 5 Page St	City of Williamsburg	0.25	13000	G	99%	0%	1%	0%	0%	0%	C	0.084	F	0.579	14000	G
		To: SR 5 Lafayette St; York St														
		From: SR 5 Lafayette St; Page St														
60 York St	City of Williamsburg	0.60	12000	G	98%	0%	1%	0%	0%	0%	C	0.089	F	0.523	13000	G
		To: ECL Williamsburg														
		From: SR 199														
132 Henry St South	City of Williamsburg	1.77	2800	G	99%	0%	1%	0%	0%	0%	C	0.086	F	0.574	3100	G
		To: Ireland Street														
132 Henry St South	City of Williamsburg	0.08	3900	G	99%	0%	1%	0%	0%	0%	F	0.086	F	0.574	4200	G
		To: SR 5 Henry St; Francis St														
		From: SR 5														
132 5 Henry St	City of Williamsburg	0.38	5000	G	99%	0%	1%	0%	0%	0%	F	0.081	F	0.522	5400	G
		To: FRANCIS ST														
		From: Lafayette St														
132 Henry St North	City of Williamsburg	0.44	5500	G	97%	1%	2%	0%	0%	0%	C	0.086	F	0.562	5900	G
		To: SR 132 Y														
		From:														
132 N.Henry St	City of Williamsburg	0.16	8400	G	97%	1%	2%	0%	0%	0%	F	0.092	F	0.613	9100	G
		To: York County Line														
		From: Colonial Parkway														
Wye 132	City of Williamsburg	0.29	5300	G	98%	1%	1%	0%	0%	0%	C	0.095	F	0.575	5800	G
		To: SR 132 N.Henry St														
		From: ECL Williamsburg														
143 Merrimac Trail	City of Williamsburg	0.90	6400	G	97%	0%	1%	1%	0%	0%	C	0.104	F	0.581	7000	G
		To: SR 5 Capital Landing Rd														
143 Merrimac Trail	City of Williamsburg	0.37	9100	G	98%	0%	1%	1%	1%	0%	C	0.104	F	0.564	9900	G
		To: York County Line														
		From: WCL Williamsburg														
199 5	City of Williamsburg (Maint: 47)	0.24	34000	G	97%	1%	1%	1%	1%	0%	F	0.091	F	0.568	37000	G
		To: SR 5; SR 31 Jamestown Rd														
199	City of Williamsburg (Maint: 47)	0.07	35000	G	97%	1%	1%	1%	1%	0%	F	0.091	F	0.55	38000	G
		To: James City County Line														
199	City of Williamsburg (Maint: 47)	0.09	35000	N	97%	1%	1%	1%	1%	0%	N	0.091	F	0.55	38000	N
		To: ECL Williamsburg														
		From: 47-615 Ironbound Rd														
321 Monticello Ave	City of Williamsburg (Maint: 47)	0.77	15000	G	99%	0%	1%	0%	0%	0%	C	0.093	F	0.541	17000	G
		To: Compton Dr														

CONCEPTUAL ENTRANCE LOCATION WILL PROVIDE FOR AN EXCESS OF A 280 FOOT SIGHT DISTANCE IN BOTH DIRECTIONS.

Intersection Sight Distance

The following table shows intersection sight distance requirements for various speeds along major roads:



SDR = Sight Distance Right (For a vehicle making a left turn)
SDL = Sight Distance Left (For a vehicle making a right or left turn)

Height of Eye 3.5'												**Height of Object 3.5'**
Design Speed (mph)**		**20**	**25**	**30**	**35**	**40**	**45**	**50**	**55**	**60**	**65**	**70**
SDL=SDR: 2 Lane Major Road	In Feet	225	280	335	390	445	500	555	610	665	720	775
SDR: 4 Lane Major Road (Undivided) or 3 Lane		250	315	375	440	500	565	625	690	750	815	875
SDL: 4 Lane Major Road (Undivided) or 3 Lane		240	295	355	415	475	530	590	650	710	765	825
SDR: 4 Lane Major Road (Divided – 18' Median)		275	340	410	480	545	615	680	750	820	885	955
SDL: 4 Lane Major Road (Divided – 18' Median)		240	295	355	415	475	530	590	650	710	765	825
SDR: 5 Lane Major Road (continuous two-way turn-lane)		265	335	400	465	530	600	665	730	800	860	930
SDL: 5 Lane Major Road (continuous two-way turn-lane)		250	315	375	440	500	565	625	690	750	815	875
SDR: 6 Lane Major Road (Divided – 18' Median)		290	360	430	505	575	645	720	790	860	935	1005
SDL: 6 Lane Major Road (Divided – 18' Median)		250	315	375	440	500	565	625	690	750	815	875
SDL: (Where left turns are physically restricted)		210	260	310	365	415	465	515	566	620	670	725

TABLE 2-5 INTERSECTION SIGHT DISTANCE

Source: AASHTO Green Book, Chapter 9, Section 9.5.3, page 9-37 thru 9-52, * Table 9-5 thru 9-14

**For all tables, use design speed if available, if not use legal speed.

* Rev. 1/14

GOVERNOR'S INN PROPOSED APARTMENT COMPLEX TRAFFIC ANALYSIS (LEFT TURN LANE WARRANT ANALYSIS)

WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY

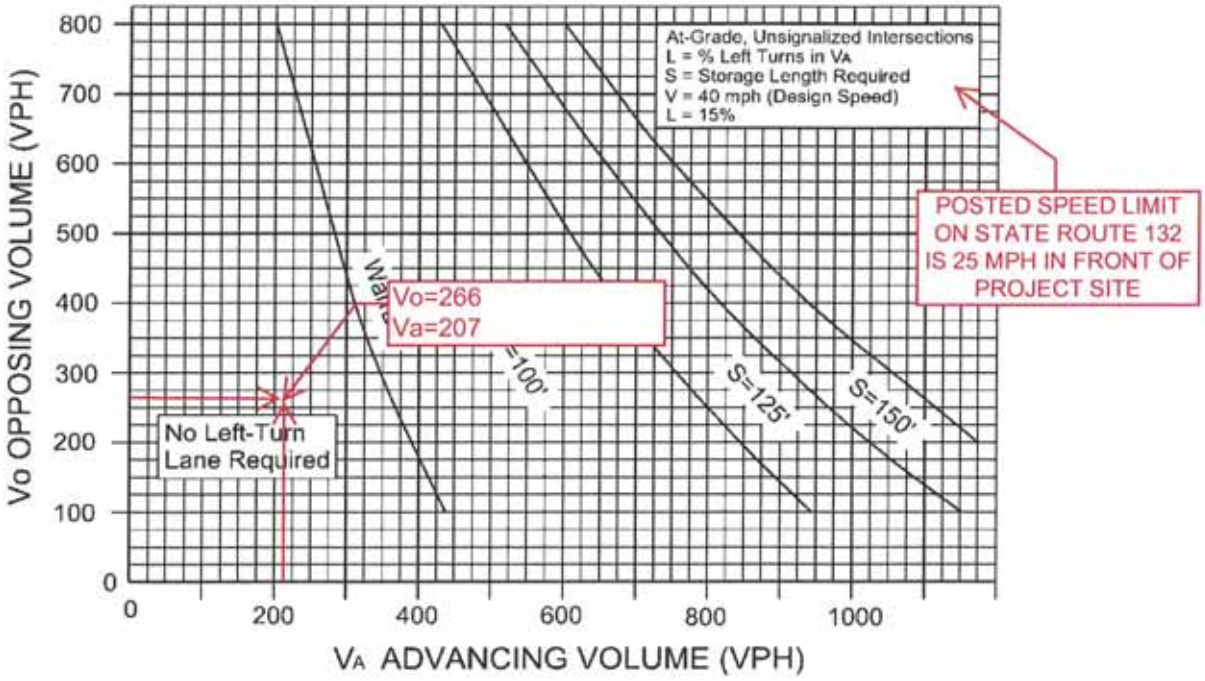


FIGURE 3-7

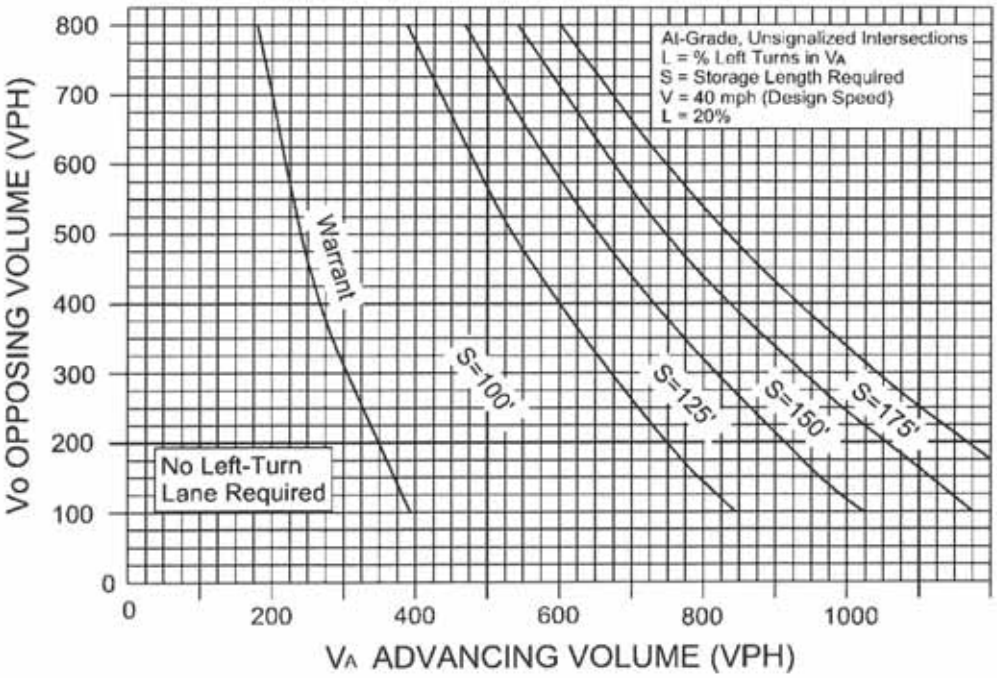
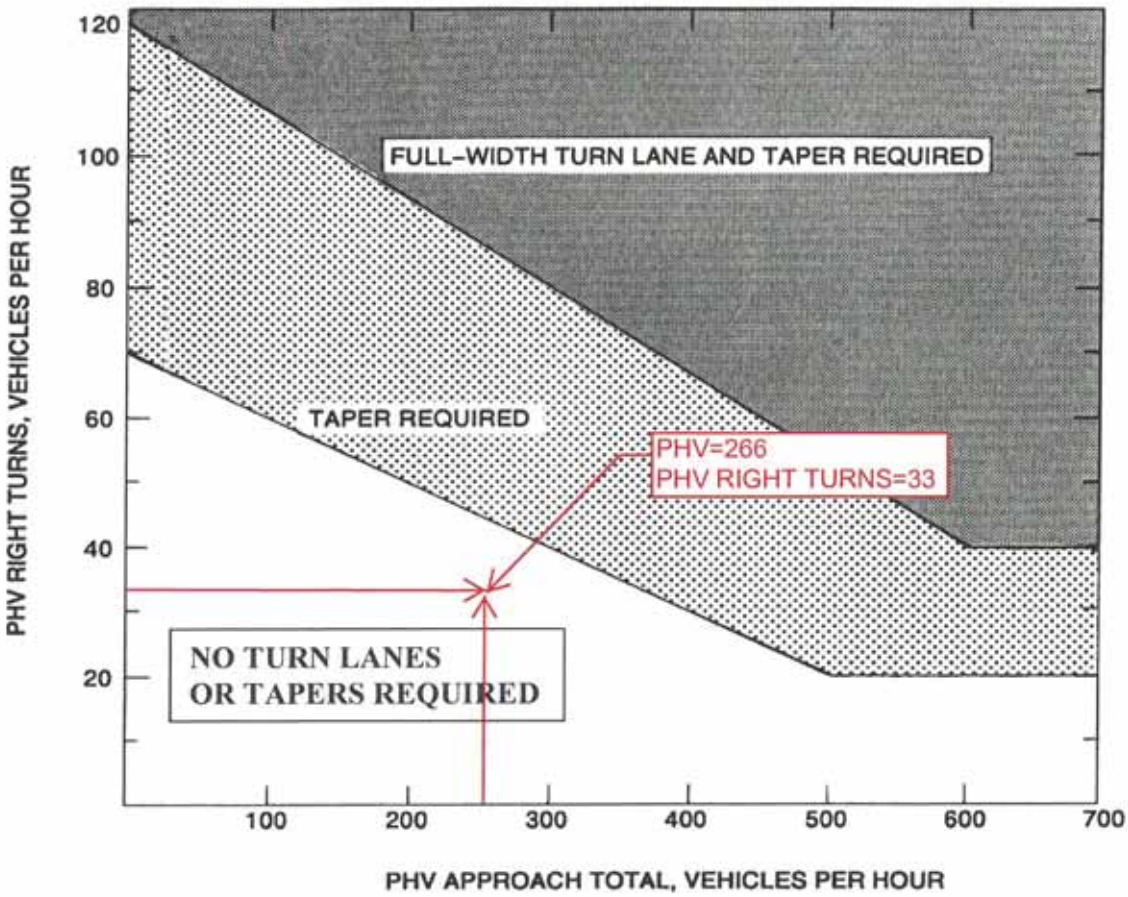


FIGURE 3-8

GOVERNOR'S INN PROPOSED APARTMENT COMPLEX TRAFFIC ANALYSIS (RIGHT TURN LANE WARRANT ANALYSIS)



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.
Adjusted right turns = PHV Right Turns - 20
If PHV is not known use formula: PHV = ADT x K x D

K = the percent of AADT occurring in the peak hour
D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.*

FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

* Rev. 1/15

Governor's Inn Redevelopment
City of Williamsburg, Virginia
Wastewater Generation
LRI Job #19-398
5/5/2020 (Rev: 07/27/2020)

Existing Wastewater Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Hotel	Residential	130	24	200	26,000	18	3	54
					Total Daily Flow = 26,000 GPD			
					Total Peak Flow = 54 GPM			
					Total Avg. Daily Flow (ADF) = 18 GPM			

Proposed Wastewater Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Apartment Complex	Residential	310	24	162	50,220	35	2.5	87
					Total Daily Flow = 50,220 GPD			
					Total Peak Flow = 87 GPM			
					Total Avg. Daily Flow (ADF) = 35 GPM			

Addotional Flows Created by Project

Daily Flow - 24,220 GPD

Peak Flow - 33 GPM

Governor's Inn Redevelopment
City of Williamsburg, Virginia
Water Generation
LRI Job #19-398
5/5/2020 (Rev: 07/27/2020)

Existing Water Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day (pf=1.7) Demand (gpm)	Peak Hr (pf=4.0) Demand (gpm)
Hotel	Residential	130	24	200	26,000	18	31	72
					Total Daily Demand = 26,000 GPD			
					Average Demand = 18 GPM			
					Maximum Day Demand = 31 GPM			
					Peak Hour Demand = 72 GPM			

Proposed Water Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day (pf=1.7) Demand (gpm)	Peak Hr (pf=4.0) Demand (gpm)
Apartment Complex	Residential	310	24	162	50,220	35	59	140
					Total Daily Demand = 50,220 GPD			
					Average Demand = 35 GPM			
					Maximum Day Demand = 59 GPM			
					Peak Hour Demand = 140 GPM			

Addotional Demands Created by Project

Daily	**24,220 GPD**
Average	**17 GPM**
Max Day	**28 GPM**
Peak Hr.	**68 GPM**

Exhibit C

506 North Henry Street (Governor's Inn) Archaeological Site Impact Assessment

Jack Gary and Eric Schweickart

5/8/2020

The following provides an overview of the potential for archaeological resources on the property located at 506 North Henry Street which currently contains the Governor's Inn Hotel. The property is composed of three parcels – Parcel 1 (4.7 acres) contains the hotel, Parcel 2 (5.4 acres) is a wooded undeveloped lot, and Parcel 5 (.18 acre) is a small undeveloped corner of the hotel (Figure 1). An archaeological site (44WB0006) was registered with the Virginia Department of Historic Resources in 1978 (Figure 2) and the entire property was tested for archaeological resources in 1983 (Figure 3). The property falls within the City of Williamsburg Archaeological Protection District.

Previous Archaeological Testing (44WB0006)

Site 44WB0006 is located on Parcel 2 in the wooded undeveloped section of the lot. The site was recorded in 1978 as a layer of brick rubble about 8" below the ground beneath a 20th century dump site (Figure 2). Additional testing in the area was performed in 1983 as part of an archaeological survey of a proposed, but never constructed, extension of Second Street (Hunter et al 1984) (Figure 3). A total of 35 STPs were excavated across the property as a part of that project. One STP (marked with a red arrow on Figure 3) confirmed the location of 44WB0006. The site was described as a layer of buried brick rubble beneath a 6" thick layer of clay and 20th century deposition. Artifacts from this STP included decal decorated whiteware, dating the deposit to post-1880. The site was also visible on the surface and surface collection along Chesapeake Avenue identified a large scatter of artifacts dating to the second quarter of the 20th century (the blue shaded area in Figure 3) and a smaller scatter of mid-to-late-19th century ceramics (the pink shaded area in Figure 3). The STPs in the northeast portion of the property revealed significant disturbance through earth moving and filling. This area appears to have now been built on as part of Governor's Inn. STPs located along the north slope and down into the ravine did not uncover any additional archaeological resources. The 1983 survey determined that the area had been adequately surveyed and determined that no further archaeological work was needed (Hunter et al 1984:90-92).

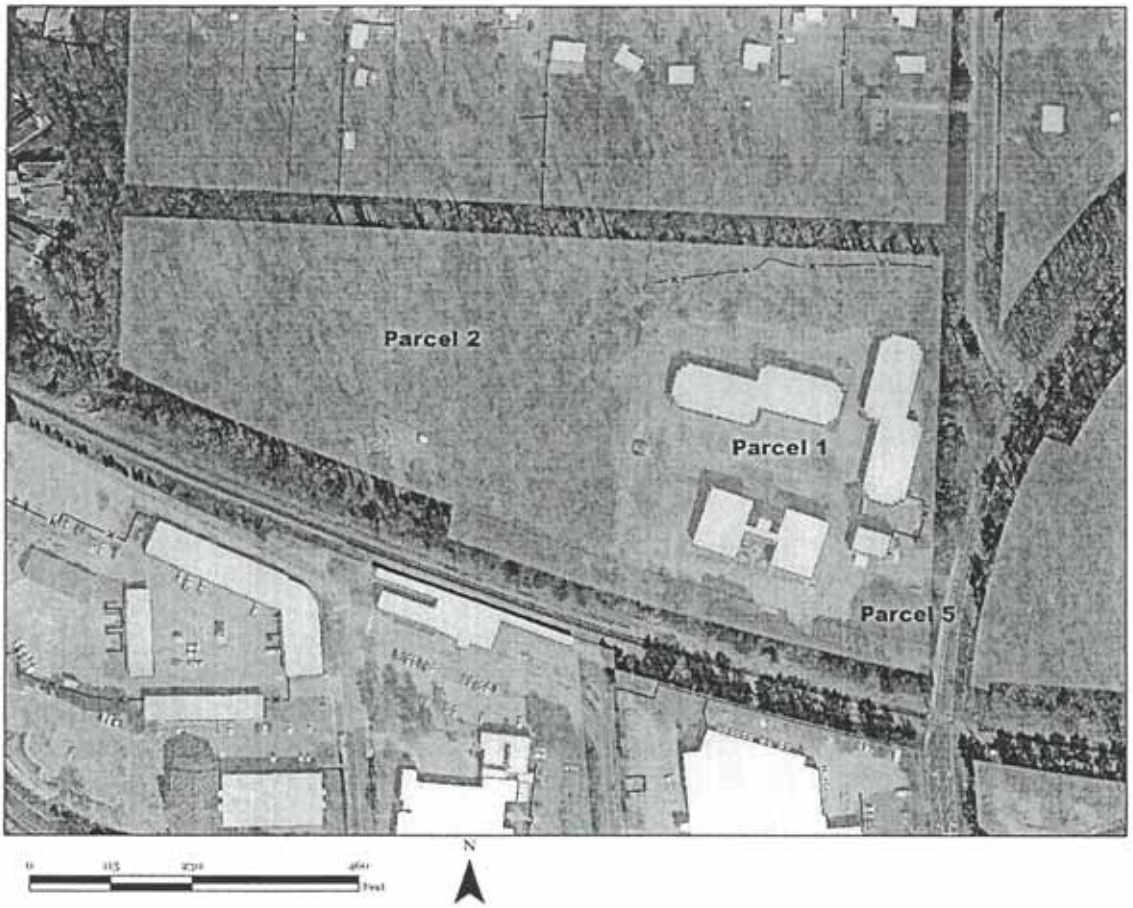


Figure 1: 506 North Henry Street parcels.

Figure 2: Red circle marks site boundaries of 44WB0006 as mapped in VCRIS with the Virginia Department of Historic Resources.

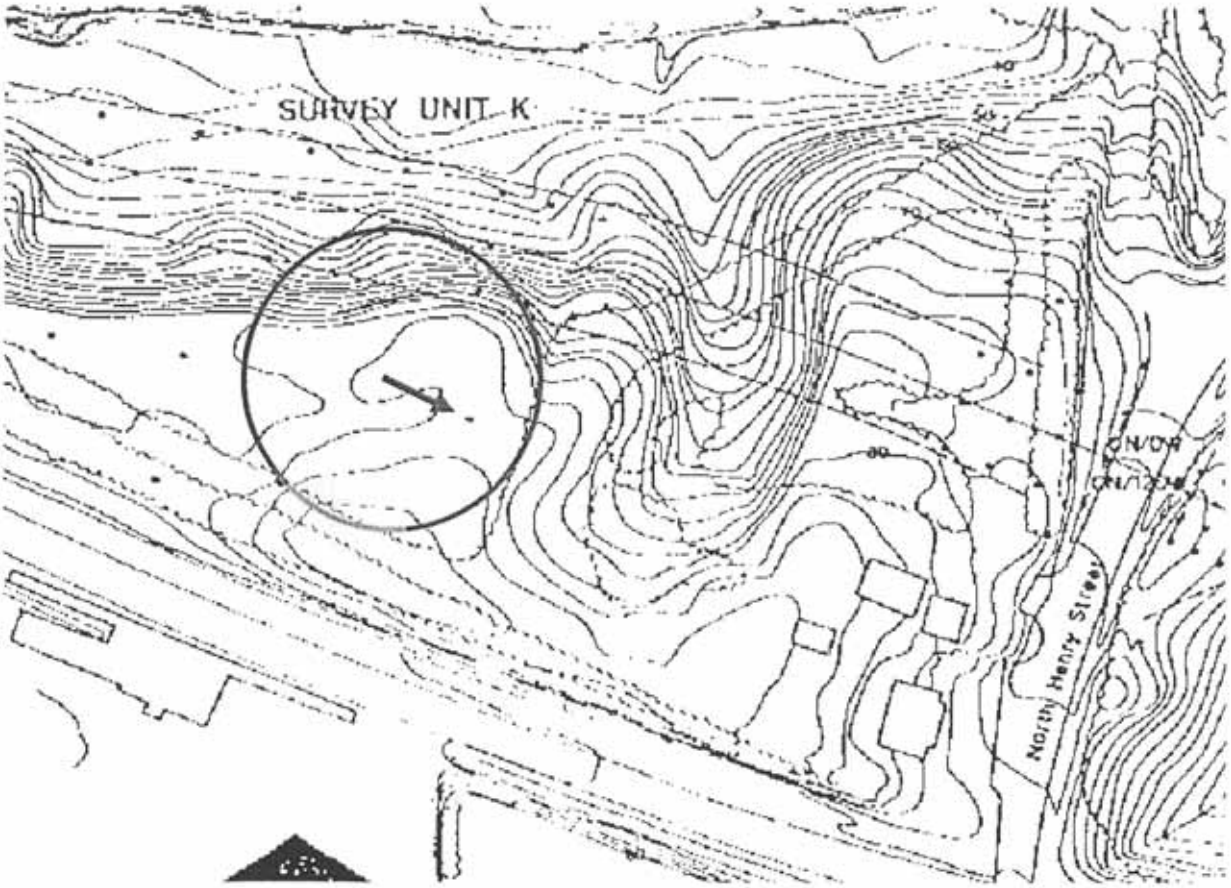


Figure 3: Map of shovel test pits excavated in 1983. Red circle marks approximate site boundaries of 44WB0006.

Documentary History

The area was part of the large property, called the Palace Park, given to the Colonial Governor, along with the Governor's Palace, in the 18th century. This property was cleared and portions were used as agricultural fields. After the Revolution, the property was given to the College of William and Mary, which proceeded to subdivide it and sell it off. Rev. Dr. Samuel Smith McCroskey purchased the entire property from the College in 1790 and held it until his death in 1803. McCroskey seems to have constructed buildings on the estate, because some were there in 1816 when Robert Saunders purchased the land at auction. Saunders and his son held the property until 1838, and archaeological surveys have identified several structures constructed during the Saunders ownership elsewhere on the property. John and Amanda Gregory purchased the land in 1838 before selling it to Dr. Samuel S. Griffin in 1841. The Griffin family subdivided the land and sold off several parcels to individual homesteaders, but the bulk of the property was still called the "Griffin Farm" in 1904 when it was purchased by the Southern Land Company. Since the area is located on a relatively flat bluff which slopes off steeply to the north and west, it is prime agricultural land. An aerial photograph of Williamsburg taken in 1927 shows that the property was mostly a cleared agricultural field, though a small dark smudge in the southern

portion of the area may be the remains of an earlier structure (Figure 4). The property was farmed until the mid-20th century, at which point it was allowed to become re-forested.

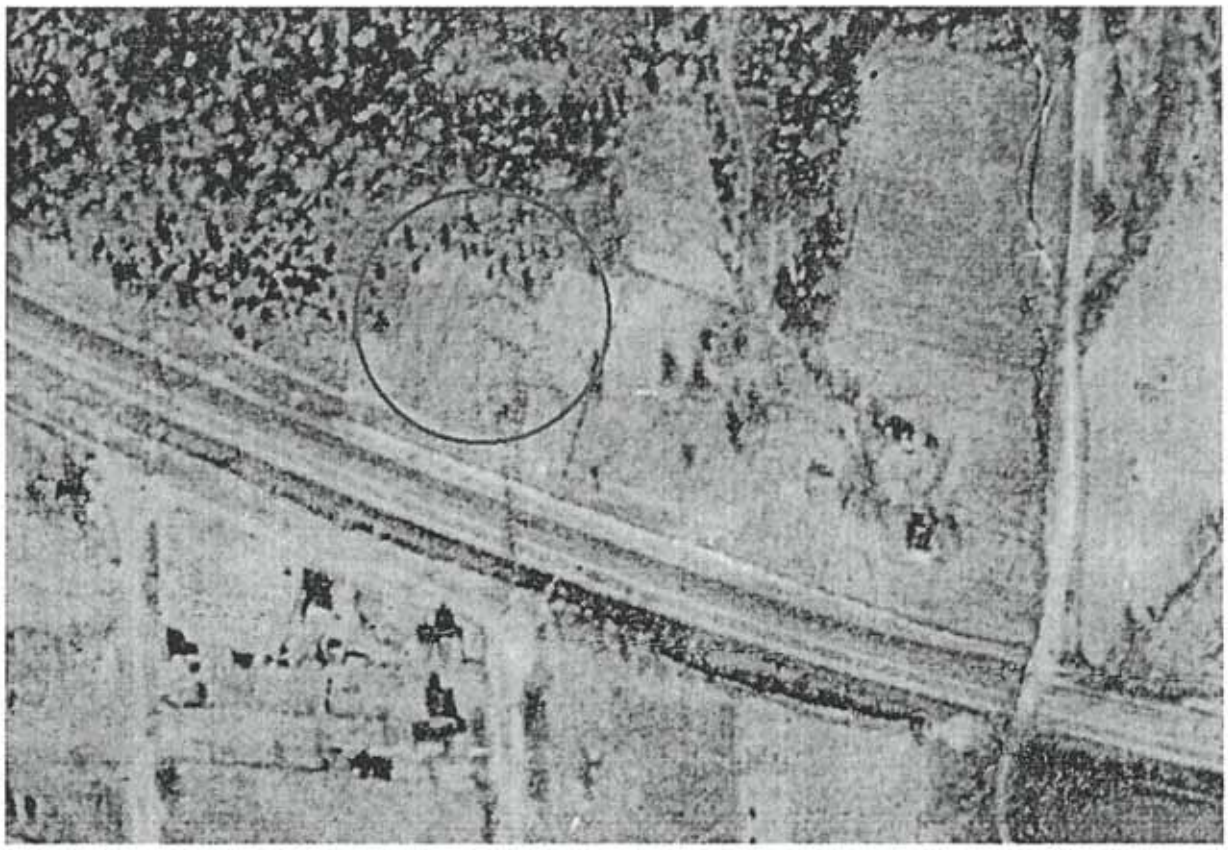


Figure 2: Red circle marks the approximate site boundaries of 44WB0006.

Archaeological Potential and Recommendations

The documentary and archaeological review of the property suggests a low probability of archaeological resources associated with the historic development of Williamsburg. The 1983 survey of the property revealed that in general the majority of the property has been disturbed or does not contain archaeological resources. Parcels 1 and 5, which contain the Governor's Inn Hotel has significantly disturbed that portion of the property. Parcel 2 contains site 44WB0006. This site appears to be a scatter of mid-19th through mid-20th century domestic refuse possibly associated with a small farmstead or tenant farm. The lack of intact subsurface features and disturbance across much of the property suggests that there is limited potential to gain new information from this site. We agree with the 1983 assessment and **recommend that no further archaeological work is needed for this property**.

Work Cited

Hunter, Robert R. Jr., Patricia Samford, and Marley R. Brown III. 1984. *Phase II Archaeological Testing of the Proposed Second Street Extension, York County and Williamsburg, Virginia*. Report submitted by Colonial Williamsburg Department of Archaeology to Virginia Department of Highways and Transportation. Manuscript on file at Colonial Williamsburg Department of Archaeology.

FISCAL IMPACT ANALYSIS **EXHIBIT D**

Summary

The proposed multi-family development will be fiscally positive for the City of Williamsburg. At buildout the City should receive an estimated $437,478 in tax revenue both directly and indirectly from the property. Meanwhile the total cost to provide the necessary services related to the additional residents the development brings are estimated to be $145,614. These calculations do not add in the increased positive consumer activity for the downtown markets, shops and restaurants which the development's residents will likely frequent. This added business can spark additional commercial market demand and sales tax revenue as well as help grow the downtown vibrancy vision.

The population, cost, and income data used for the analysis was provided by Carolyn Murphy from Finance Director Barbara Dameron.

Property Highlight

The development is designed as a luxury Class-A, multifamily apartment community with a projected 70 one bedroom apartments and 92 two bedroom apartments. That creates a total of 162 units with a total bedroom count of 254. For the purposes of this analysis we assume an average of 1.5 persons per bedroom to reside at the property for a total of 381.

The desire is to have mixed income units with 90% (146) of the units being regular market rate and the remaining 10% (16) to be reserved at 80% Area Mean Income (AMI) as defined by HUD and be income and rent restricted at those levels and mixed throughout the property.

ESTIMATED UNIT PRICE MATRIX

Type	Unit Count	Unit Rent
1 Bd – 80% AMI	7	$ 1112
2 Bd – 80% AMI	9	$ 1248
1 Bd – Full Market	63	$ 1390
2 Bd – Full Market	83	$ 1560

REVENUE

Real Estate, Sales, and Personal Property Tax

The project would generate substantial tax revenue for Williamsburg through additional real estate, sales and personal property taxes. Assuming a finished property valuation of $32,400,000 and a current tax rate on real estate of $0.60 per $100 the real estate taxes alone would be $32,400,000 / $100 x $.60 = $194,400 annually.

With the subject property's central city location it is fair to assume much of the residents' shopping and dining needs would take place in the city limits. This added local consumer base boosts not only local businesses but also Williamsburg City's budget through additional sales tax revenue.

City's 1% sales tax for FY19 (audited)	$4,828,777 / 15,383(pop.) = $314
Historic sales tax (1/2 %)	$2,012,985 / 15,383(pop.) = $131

When applying the estimated population of 381 persons and using same per person income the City could benefit and additional ($314 + $131) x 381 = $169,545 annually.

There is also the benefit of additional personal property tax for the City. The provided 2019 audited numbers show the city recognized an average of $2,012,985 / 15,383(pop.) = $193 per person. That would be an additional $193 x 381 = $73,533 for the City.

EXPENSES

School System

Castle Development Partners owns and operates several other properties which we consider very comparable to the proposed project and we used the actual information gathered from those properties to gather expected impact numbers. The comparable properties had a combined unit count of 772 units and a total 28 school age children, generating a per unit average of .036 students per unit. That generates an expected 6 school age children for the property if rounded up. It is worth noting that the comparable properties contain some 3 bedroom units as well which tend to have a higher likelihood of housing children. The subject property has no proposed 3 bedroom units.

Cost per student - $10,299/year

Added potential cost to Williamsburg school system – 6 students x $10,299 = $61,794/year

Emergency Services

According to provided data the costs related to emergency services is as follows:

Fire and EMS Service Cost – FY19 Audited	$4,153,194
EMS Recovery Fees	($649,142)
Emergency Services Agreement W&M	($120,000)
Net Cost	$3,384,091 / 15,383(pop.) = $220 per person

At an estimated population of 381 persons and using the same per person costs we get an additional annual cost of $220 x 381 = $83,820

CONCLUSION

In considering the impact of any new property there are typically positive and negative impacts. Some of those impacts are fiscal while some involve metrics that are harder to measure. As far as the fiscal impact of the subject property, through analysis of the data available we find an annual net positive to the City of $291,864 through a combination of both direct and indirect tax revenue. This revenue would be expected to grow over time creating a beneficial addition to the City budget without overburdening the City's various public services.

July 10, 2020

Mr. William S. Felts, L.S.
Landtech Resources, Inc.
3925 Midlands Road
Williamsburg, VA 23188

ECS Project No. 07:15203

Reference: Soils Exploration and Letter Report
Governor's Inn Redevelopment
City of Williamsburg
Williamsburg, Virginia

Dear Mr. Felts,

ECS Mid-Atlantic, LLC has completed hand augers and a letter report for the above referenced project. The proposed soils exploration is located near the intersection of North Henry Street and Lafayette Street in the City of Williamsburg, Virginia. The proposed development includes re-development including a new building and parking areas. ECS completed a soils exploration in areas with steeper slopes to help determine the amount of man-made fill (if encountered) within the steep slope areas. Please refer to the attached Boring Location Plan of Attachment I for the specific locations of the hand augers.

Three (3) hand augers (designated as HA-1 through HA-3) at a depth of 10-feet were performed along the slope as shown on the hand auger location plan. The hand augers were performed approximately mid-Visual observations of the slope areas were also performed. Observations for groundwater were made during sampling and upon completion of the augering operations at the hand auger boring locations. The Individual Soil Hand Auger Logs can be found in Attachment II, of this report. A copy of the Reference Notes for Boring Logs is included in Attachment III of this report.

Representative samples were selected and subjected to classification testing consisting of natural moisture content, gradation (including #200 wash), and atterberg limit testing and analysis. The Laboratory Testing Summary is included in Attachment IV.

SUBSURFACE CHARACTERIZATION

In general, the natural soils were generally classified as Silty SAND (SM), and Clayey SAND (SC), with varying amounts of silts and clays. The site was mostly wooded and the top 4 to 6 inches are topsoil laden with organics. The soils at the areas and depths explored appeared to be natural and did not appear to consist of man-made FILL material. Visual observation of the area appeared to confirm that based on the large trees that were present at the top and bottom of the slope as well as on the slope in areas.

GROUNDWATER OBSERVATIONS

Groundwater seepage into our hand augers borings was not observed during our exploration at the depths explored. Variations in the long term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, construction activities, and other factors. The highest groundwater observations are normally encountered in the late winter and early spring. The current groundwater observations are expected to be near the normal water table.

GENERAL COMMENTS

This letter report has been prepared in order to aid in the evaluation of this site and to assist Landtech Resources, Inc with the proposed project. The report scope is limited to the specific project and location described, and the project description represents our understanding of the significant aspects relevant to soil characteristics.

We have appreciated being of service to you during the design phase of this project and look forward to its successful construction. If you should have any questions regarding the information contained in this letter report or if we can be of any further assistance, please contact our office.

Respectfully,

ECS MID-ATLANTIC, LLC.

COMMONWEALTH OF VIRGINIA
W. LLOYD WARD
Lic. No. 034612
PROFESSIONAL ENGINEER

Mae L. Kemsley
Geotechnical Project Manager

W. Lloyd Ward, P.E.
VP/Williamsburg Branch Manager

Attachment: I. Site and Boring Location Diagram
Attachment: II. Hand Auger Boring Logs
Attachment: III. Reference Notes for Boring Logs
Attachment: IV. Laboratory Testing Summary

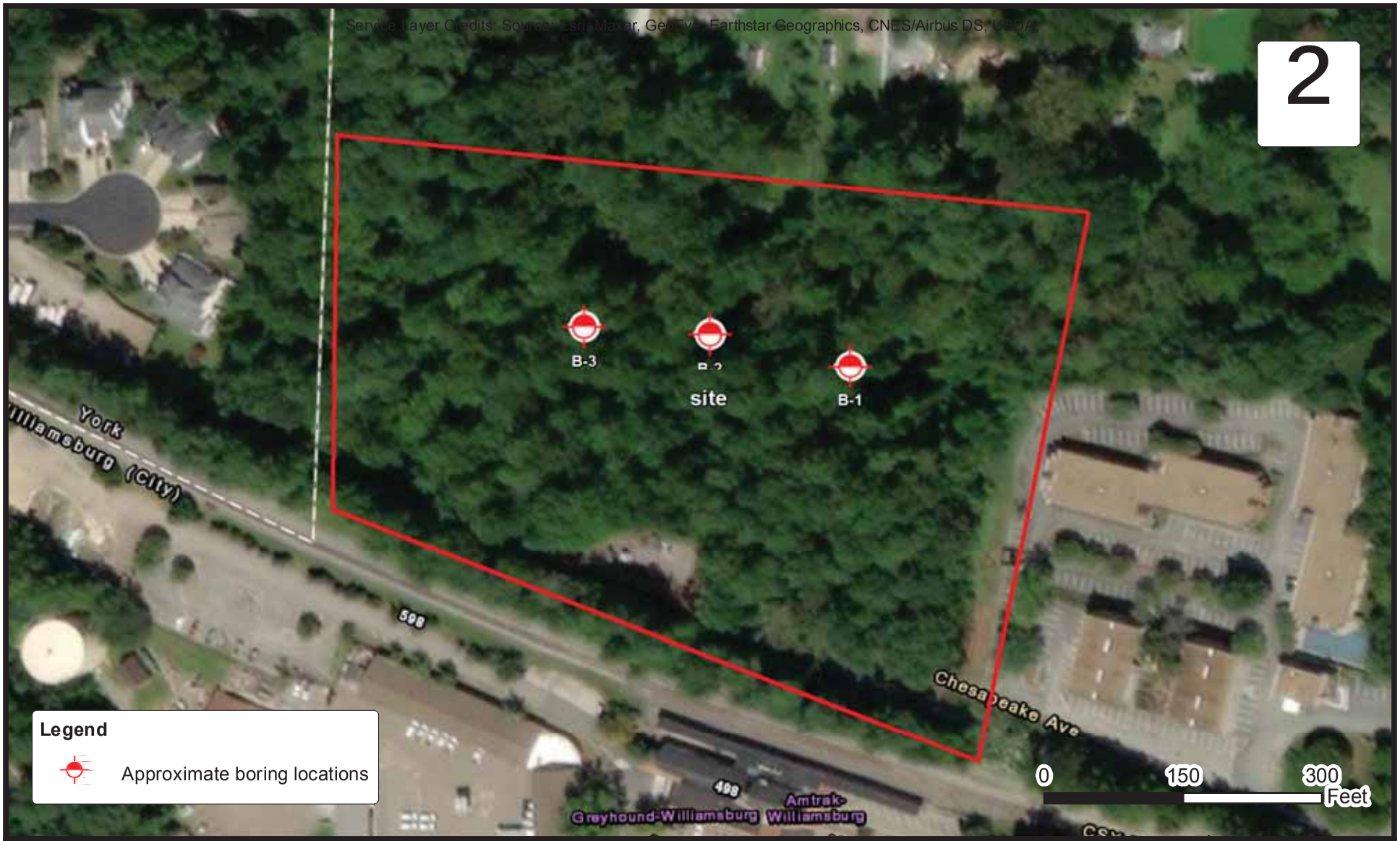
ATTACHMENT I

Site and Boring Location Plan

Site Location Diagram
GOVERNOR'S INN SOILS EXPLORATION

520 N. HENRY STREET, WILLIAMSBURG, VIRGINIA

ENGINEER	WLW
SCALE	1 " = 150 '
PROJECT NO.	07:20878
SHEET	1 OF 1
DATE	6/22/2020



Boring Location Diagram
GOVERNOR'S INN SOILS EXPLORATION

520 N. HENRY STREET, WILLIAMSBURG, VIRGINIA
LANDTECH RESOURCES, INC.

ENGINEER	WLW
SCALE	1 " = 150 '
PROJECT NO.	07:15203
SHEET	1 OF 1
DATE	7/2/2020

ATTACHMENT II

Hand Auger Boring Logs

CLIENT	Job #:	BORING #	SHEET
Landtech Resources, Inc.	07:15203	HA-1	1 OF 1

PROJECT NAME: Governor's Inn Soils Exploration

ARCHITECT-ENGINEER:

SITE LOCATION: 520 N. Henry Street, Williamsburg, James City County, VA

NORTHING: | EASTING: | STATION:

CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - - REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 55

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	ST	0	0	Topsoil Thickness [6.00"]		55	
					(SC) CLAYEY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense			
	S-2	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled brown, moist, very dense			
	S-3	ST	0	0				
5							50	
	S-4	ST	0	0				
	S-5	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled tan brown, moist, very dense			
10					END OF BORING @ 10'		45	
15							40	
20							35	
25							30	
30							25	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL WS ☐ WD ☒	BORING STARTED 07/03/20	CAVE IN DEPTH
WL(SHW) WL(ACR)	BORING COMPLETED 07/03/20	HAMMER TYPE Manual
WL	RIG Hand Augers FOREMAN ECS	DRILLING METHOD Hand Auger

CLIENT	Job #:	BORING #	SHEET
Landtech Resources, Inc.	07:15203	HA-2	1 OF 1

PROJECT NAME: Governor's Inn Soils Exploration

ARCHITECT-ENGINEER:

SITE LOCATION: 520 N. Henry Street, Williamsburg, James City County, VA

NORTHING | EASTING | STATION

CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - - REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 55

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	ELEVATION (FT)
0	S-1	ST	0	0	Topsoil Thickness [4.00"] (SC) CLAYEY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense	55
	S-2	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense	
	S-3	ST	0	0		
5						50
	S-4	ST	0	0		
	S-5	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled tan brown, moist, very dense	
10					END OF BORING @ 10'	45
15						40
20						35
25						30
30						25

WATER LEVELS | BLOWS/6"

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL WS ☐ WD ☒	BORING STARTED 07/03/20	CAVE IN DEPTH
WL(SHW) WL(ACR)	BORING COMPLETED 07/03/20	HAMMER TYPE Manual
WL	RIG Hand Augers FOREMAN ECS	DRILLING METHOD Hand Auger

CLIENT	Job #:	BORING #	SHEET
Landtech Resources, Inc.	07:15203	HA-3	1 OF 1

PROJECT NAME: Governor's Inn Soils Exploration

ARCHITECT-ENGINEER:

SITE LOCATION: 520 N. Henry Street, Williamsburg, James City County, VA

NORTHING: | EASTING: | STATION:

CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - - REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

ENGLISH UNITS

BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 55

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
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					(SC) CLAYEY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense			
	S-2	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense			
	S-3	ST	0	0				
5							50	
	S-4	ST	0	0				
	S-5	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled tan, moist, very dense			
10					END OF BORING @ 10'		45	
15							40	
20							35	
25							30	
30							25	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL WS ☐ WD ☒	BORING STARTED 07/03/20	CAVE IN DEPTH
WL(SHW) WL(ACR)	BORING COMPLETED 07/03/20	HAMMER TYPE Manual
WL	RIG Hand Augers FOREMAN ECS	DRILLING METHOD Hand Auger

ATTACHMENT III

Reference Notes for Boring Logs

REFERENCE NOTES FOR BORING LOGS

MATERIAL[1,2]	
	ASPHALT
	CONCRETE
	GRAVEL
	TOPSOIL
	VOID
	BRICK
	AGGREGATE BASE COURSE
	FILL[3] MAN-PLACED SOILS
GW	WELL-GRADED GRAVEL gravel-sand mixtures, little or no fines
GP	POORLY-GRADED GRAVEL gravel-sand mixtures, little or no fines
GM	SILTY GRAVEL gravel-sand-silt mixtures
GC	CLAYEY GRAVEL gravel-sand-clay mixtures
SW	WELL-GRADED SAND gravelly sand, little or no fines
SP	POORLY-GRADED SAND gravelly sand, little or no fines
SM	SILTY SAND sand-silt mixtures
SC	CLAYEY SAND sand-clay mixtures
ML	SILT non-plastic to medium plasticity
MH	ELASTIC SILT high plasticity
CL	LEAN CLAY low to medium plasticity
CH	FAT CLAY high plasticity
OL	ORGANIC SILT or CLAY non-plastic to low plasticity
OH	ORGANIC SILT or CLAY high plasticity
PT	PEAT highly organic soils

DRILLING SAMPLING SYMBOLS & ABBREVIATIONS

SS	Split Spoon Sampler	PM	Pressuremeter Test
ST	Shelby Tube Sampler	RD	Rock Bit Drilling
WS	Wash Sample	RC	Rock Core, NX, BX, AX
BS	Bulk Sample of Cuttings	REC	Rock Sample Recovery %
PA	Power Auger (no sample)	RQD	Rock Quality Designation %
HSA	Hollow Stem Auger		

PARTICLE SIZE IDENTIFICATION

DESIGNATION		PARTICLE SIZES
Boulders		12 inches (300 mm) or larger
Cobbles		3 inches to 12 inches (75 mm to 300 mm)
Gravel:	Coarse	¾ inch to 3 inches (19 mm to 75 mm)
	Fine	4.75 mm to 19 mm (No. 4 sieve to ¾ inch)
Sand:	Coarse	2.00 mm to 4.75 mm (No. 10 to No. 4 sieve)
	Medium	0.425 mm to 2.00 mm (No. 40 to No. 10 sieve)
	Fine	0.074 mm to 0.425 mm (No. 200 to No. 40 sieve)
Silt & Clay ("Fines")		<0.074 mm (smaller than a No. 200 sieve)

COHESIVE SILTS & CLAYS

UNCONFINED COMPRESSIVE STRENGTH, Q_P[4]	SPT[5] (BPF)	CONSISTENCY[7] (COHESIVE)
<0.25	<3	Very Soft
0.25 - <0.50	3 - 4	Soft
0.50 - <1.00	5 - 8	Firm
1.00 - <2.00	9 - 15	Stiff
2.00 - <4.00	16 - 30	Very Stiff
4.00 - 8.00	31 - 50	Hard
>8.00	>50	Very Hard

GRAVELS, SANDS & NON-COHESIVE SILTS

SPT[5]	DENSITY
<5	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
>50	Very Dense

RELATIVE AMOUNT[7]	COARSE GRAINED (%)[8]	FINE GRAINED (%)[8]
Trace	≤5	≤5
Dual Symbol *(ex: SW-SM)*	10	10
With	15 - 20	15 - 25
Adjective *(ex: "Silty")*	≥25	≥30

WATER LEVELS[6]

	WL	Water Level (WS)(WD) (WS) While Sampling (WD) While Drilling
	SHW	Seasonal High WT
	ACR	After Casing Removal
	SWT	Stabilized Water Table
	DCI	Dry Cave-In
	WCI	Wet Cave-In

[1] *Classifications and symbols per ASTM D 2488-09 (Visual-Manual Procedure) unless noted otherwise.*

[2] *To be consistent with general practice, "POORLY GRADED" has been removed from GP, GP-GM, GP-GC, SP, SP-SM, SP-SC soil types on the boring logs.*

[3] *Non-ASTM designations are included in soil descriptions and symbols along with ASTM symbol [Ex: (SM-**FILL**)].*

[4] *Typically estimated via pocket penetrometer or Torvane shear test and expressed in tons per square foot (tsf).*

[5] *Standard Penetration Test (SPT) refers to the number of hammer blows (blow count) of a 140 lb. hammer falling 30 inches on a 2 inch OD split spoon sampler required to drive the sampler 12 inches (ASTM D 1586). "N-value" is another term for "blow count" and is expressed in blows per foot (bpf).*

[6] *The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils. In clay and cohesive silts, the determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally employed.*

[7] *Minor deviation from ASTM D 2488-09 Note 16.*

[8] *Percentages are estimated to the nearest 5% per ASTM D 2488-09.*

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ATTACHMENT IV

Laboratory Testing Summary

Laboratory Testing Summary

Boring Number	Sample Number	Depth (feet)	MC[1] (%)	Soil Type[2]	Atterberg Limits[3]			Percent Passing No. 200 Sieve[4]	Moisture - Density (Corr.)[5]		CBR Value[6]	Other
					LL	PL	PI		Maximum Density (pcf)	Optimum Moisture (%)		
HA-1												
	S-1	4.00 - 4.00	14.7	SC				37.4				

Notes: 1. ASTM D 2216, 2. ASTM D 2487, 3. ASTM D 4318, 4. ASTM D 1140, 5. See test reports for test method, 6. See test reports for test method

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content (ASTM D 2974)

Project No. 15203

Project Name: Governor's Inn Soils Exploration

Client: Landtech Resources, Inc.

Printed On: Friday, July 10, 2020

ECS Mid-Atlantic, LLC

Williamsburg, VA

FY 2020 Income Limits Documentation System

FY 2020 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2020 Income Limit Area	Median Family Income Explanation	FY 2020 Income Limit Category	Persons in Family 1	2	3	4	5	6	7	8
Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area	$82,500	Very Low (50%) Income Limits ($) Explanation	28,900	33,000	37,150	**41,250**	44,550	47,850	51,150	54,450
		Extremely Low Income Limits ($)* Explanation	17,350	19,800	22,300	**26,200**	30,680	35,160	39,640	44,120
		Low (80%) Income Limits ($) Explanation	46,200	52,800	59,400	**66,000**	71,300	76,600	81,850	87,150

NOTE: Williamsburg city is part of the **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area**, so all information presented here applies to all of the **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area**.

The **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area** contains the following areas: Currituck County, NC; Gloucester County, VA; Isle of Wight County, VA; James City County, VA; Mathews County, VA; York County, VA; Chesapeake city, VA; Hampton city, VA; Newport News city, VA; Norfolk city, VA; Poquoson city, VA; Portsmouth city, VA; Suffolk city, VA; Virginia Beach city, VA; and Williamsburg city, VA.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2020 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2020 Fair Market Rent documentation system.

For last year's Median Family Income and Income Limits, please see here:

FY2019 Median Family Income and Income Limits for Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area

Select a different county or county equivalent in Virginia:

Virginia Beach city
Warren County
Washington County
Waynesboro city
Westmoreland County
Williamsburg city

Select county or county equivalent

Select any FY2020 HUD Metropolitan FMR Area's Income Limits:

Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area

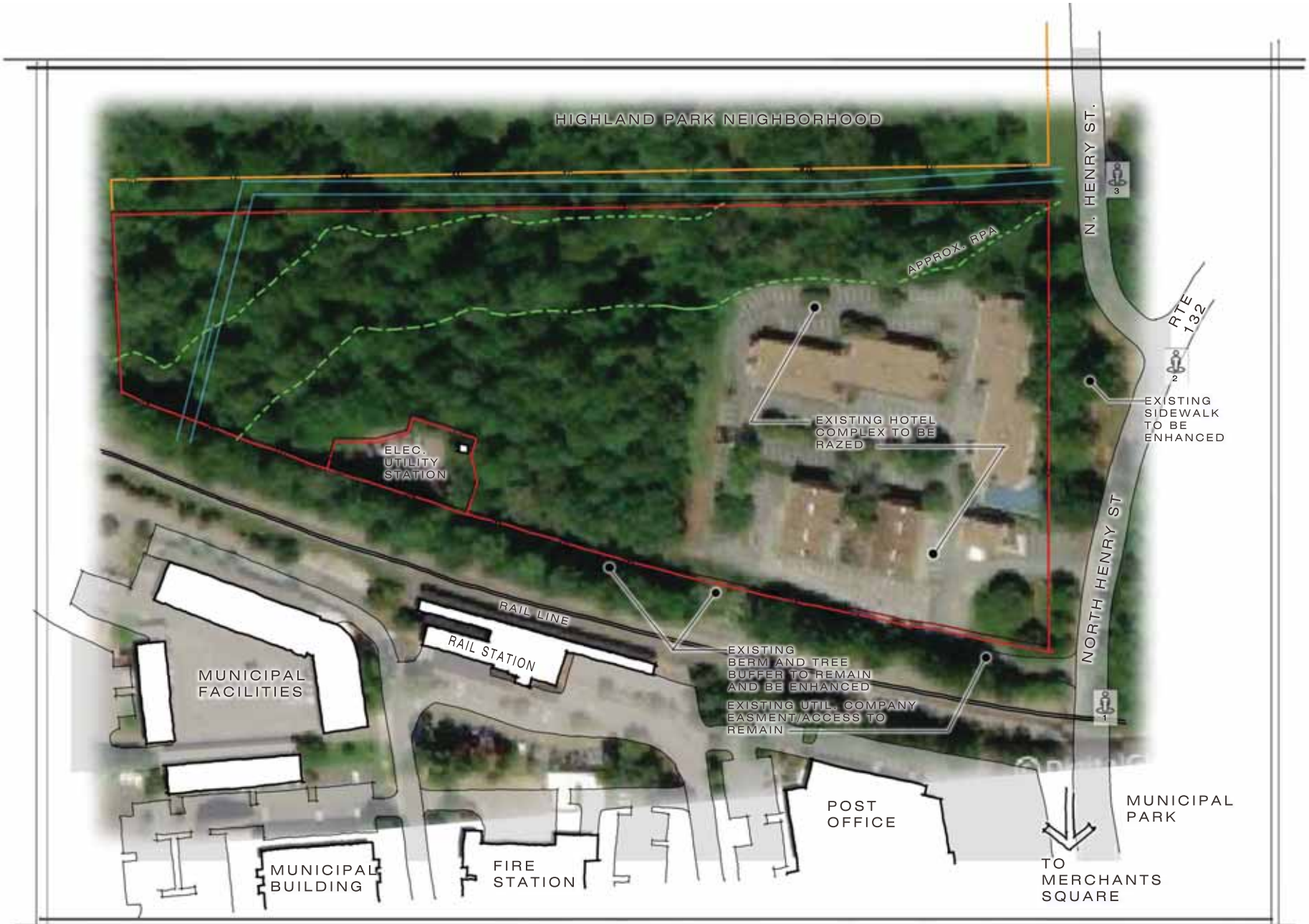
Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Update URL For bookmarking or E-Mailing

Prepared by the Program Parameters and Research Division, HUD.



EXISTING SITE CONDITIONS

BEFORE | AFTER

HOPKS & ASSOCIATES

VIGNETTE #1

BACK

HOPKE & ASSOCIATES

BEFORE AFTER

VIGNETTE #2

BACK

HOFFAS & ASSOCIATES

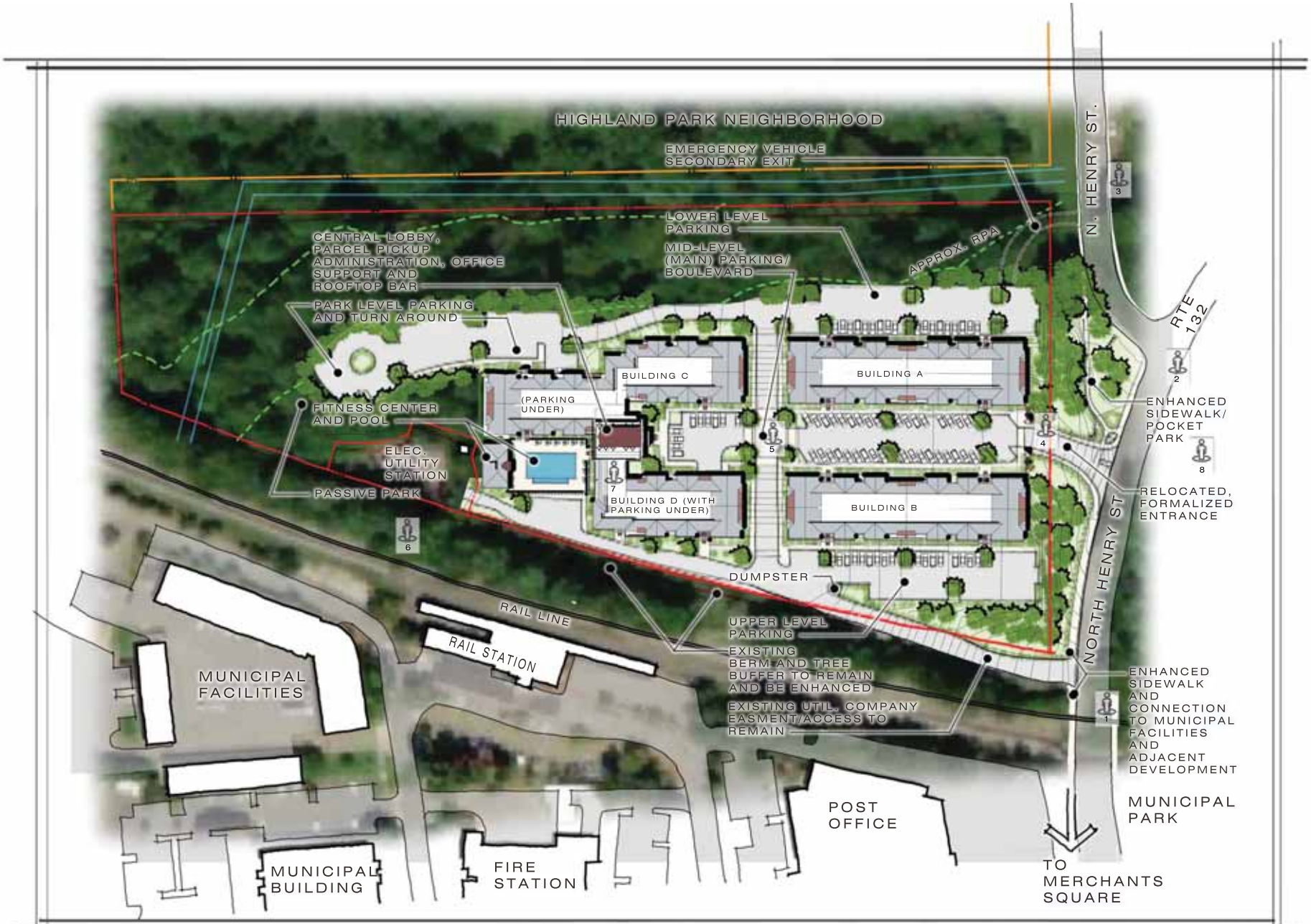
BEFORE AFTER

VIGNETTE #3

BACK

HOPKE & ASSOCIATES

BEFORE AFTER



OVERALL SITE PLAN

BEFORE AFTER

HOPKS & ASSOCIATES

BEFORE AFTER BACK

BEFORE AFTER

BACK

BEFORE AFTER

BACK

BACK

VIGNETTE #5

BACK

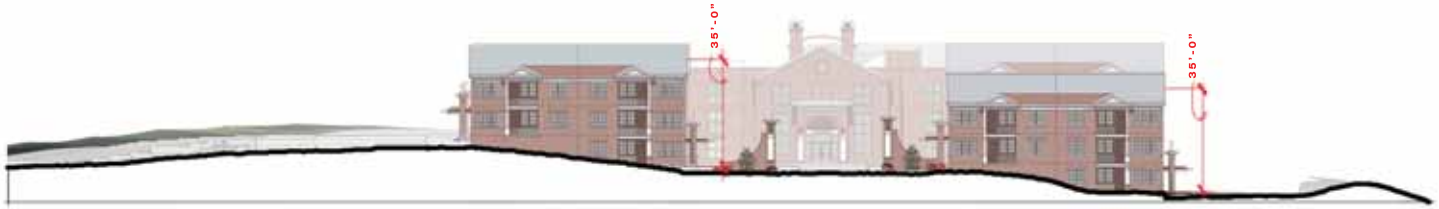
VIGNETTE #6

BACK

VIGNETTE #7

BACK

BACK



EAST FACING SITE SECTION

EAST ELEVATION

SITE REFERENCE PLAN

PERSPECTIVE FROM HENRY ST

H&A #40006

CONCEPTUAL DESIGN for the

REDEVELOPMENT of GOVERNOR'S INN

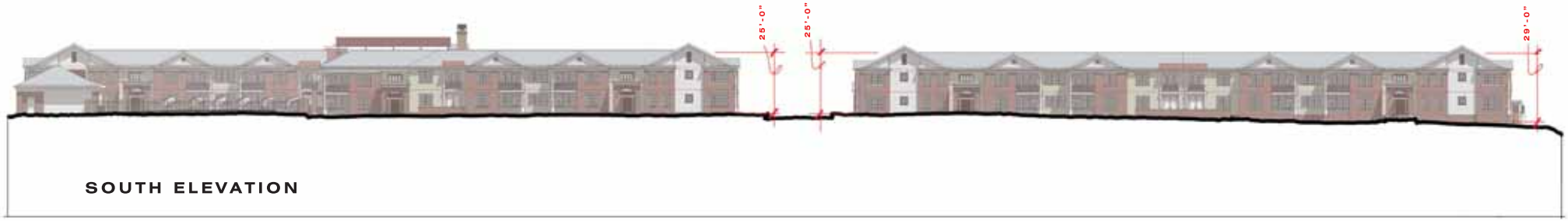
CITY OF WILLIAMSBURG, VIRGINIA

0 40 80 160 320
0 80 160 320 640

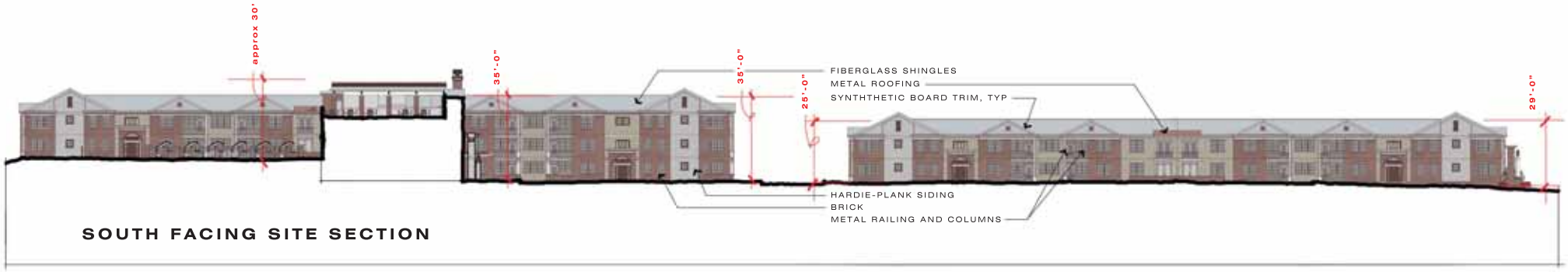
18 MAY 2020

HOPKE & ASSOCIATES
ARCHITECTURE | PLANNING | INTERIORS

SITE REFERENCE PLAN



SOUTH ELEVATION



SOUTH FACING SITE SECTION

H&A #40006

CONCEPTUAL DESIGN for the

REDEVELOPMENT of GOVERNOR'S INN

CITY OF WILLIAMSBURG, VIRGINIA

0 40 80 160 320
0 80 160 320 640

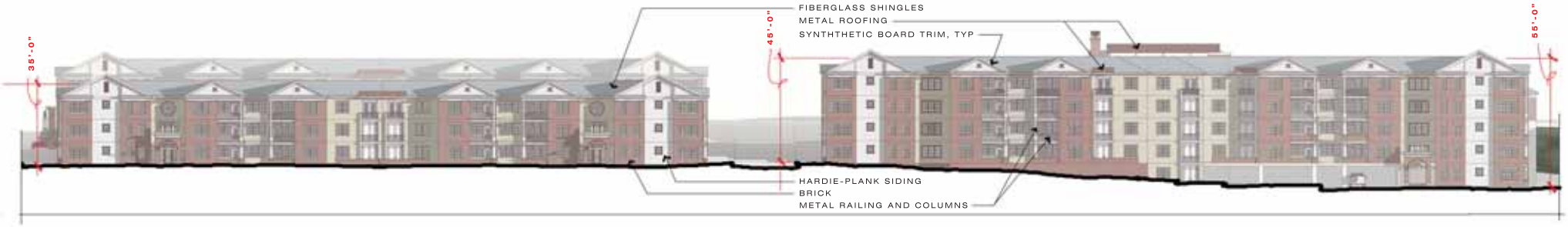
18 MAY 2020

HOPKE & ASSOCIATES
ARCHITECTURE | PLANNING | INTERIORS
1106 JAMESTOWN ROAD, SUITE C
WILLIAMSBURG, VIRGINIA 23185
757-229-1192
www.hopke.com

WEST ELEVATION

SITE REFERENCE PLAN

NORTH FACING SITE SECTION



NORTH ELEVATION

H&A #40006

CONCEPTUAL DESIGN for the

REDEVELOPMENT of GOVERNOR'S INN

CITY OF WILLIAMSBURG, VIRGINIA

0 40 80 160 320
0 80 160 320 640

18 MAY 2020

HOPKE & ASSOCIATES
ARCHITECTURE | PLANNING | INTERIORS

Carolyn Murphy

From: Mary Bull <marybull1665@gmail.com>
Sent: Thursday, August 20, 2020 11:54 PM
To: Elaine McBeth; Jeffrey Klee; Andrew Edwards; Justin Shawler; Greg Granger; James Boswell; John Tarley; Carolyn Murphy
Subject: Governor's Inn Redevelopment

[**NOTICE:** This message originated outside of the City of Williamsburg mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello all,

I am a resident of Highland Park (6 years renting on Burbank St, bought a home on Dunning St in June this year), and I'm very pleased with the idea of the redevelopment of the Governor's Inn tract.

I attended the planning meeting yesterday and wanted to comment positively on the redevelopment project but unfortunately had to leave a little after 5pm for another commitment. Since many of the comments from my neighbors had a negative cast, I wanted to go on the record to say that I really like the direction of this development for the city.

Higher density development is really the future for energy and climate efficiency, affordability, and social benefit. I chose to live in Highland Park because I love being able to walk to restaurants, shops, and interesting areas. With the limited parking downtown, a walkable living area nearby is a great choice - I park at my friend's apartment in the Norfolk Harbor area for this reason. Smaller dwellings with shared walls is overall a big energy savings, which is important for so many reasons, including overall carbon related efficiency. Also, it seems like the developers have done a reasonable job designing a pleasant and effective building and area that suits the location, and they've made changes to satisfy some of the more substantive Highland Park neighborhood critiques.

I would like the city to use its leverage to push for lower rents in at least a portion of the apartments; as one of you pointed out, their "affordable" rent rate is too high for me when I was a Colonial Williamsburg interpreter a couple of years ago. I'd love to see a rate like $800/month for a single and $1000/month for a 2 bedroom in the income adjusted apartments, still a bit pricey for that audience but reflective of the newer fancier development.

Thanks for your time and work on this project; this type of development close to the downtown Williamsburg area is a new and welcome change for me after ten years of living here; I'm very happy to see more walkable housing (and someday, a walkable grocery store!) where I live.

Mary Bull
424 Dunning St

Zoning Administrator - Architectural Review Board - City Council - Planning Commission

Attached is a copy of a letter that has been signed by 18 members of the Highland Park Community (with how many years they have lived in Highland Park) in response to the proposed re-development of the land where the Governor's Inn now stands. The original letters have all been delivered to the Zoning Administrator.

We understand that this closed motel that is becoming and eyesore must go, but question the need for the development to be as large as proposed and are especially concerned about the number of trees that will be sacrificed for this development, which goes well beyond the current building footprint. These trees are crucial to our neighborhood – providing a buffer from this development and the train tracks.

We are willing to meet with you at any time to discuss our concerns.

Mary Cottrill on behalf of those who signed individual letters.

Mary Cottrill 8 July 2020

Vickie Tyler – Highland Park Civic Association President, 51 years (419 Henderson St.)

Roger Wynn – 70 years (his entire life) (421 Burbank St.)

Ray Morman – 69 years (his entire life) (524 Burbank St.)

William Byrd – 65 years (529 Burbank St.)

Floyd Parker – trustee Union Baptist Church – 55 years (108 Alice St.)

Robert and Jennifer Walton – 52 years (510 Burbank St.)

Henrietta Morman – 36 years (500 Burbank St.)

Robert Lee Conder – 33 years (512 Burbank St.)

Lucretia and Rodney Piggott – 28 years (420 Burbank St.)

Mary Cottrill – 23 years (512 Burbank St.)

Mary Shaw – 16 years (426 Dunning St.)

Junious Williams – 15 years (416 Burbank St.)

Mary Washington – 5 years (524 Burbank St.)

Mary Bull – 5 years (520 Burbank St.)

Charles Ritinski – 4 years (424 Dunning St.)

Kyle Williams – 3 years (426 Burbank St.)

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
[illegible] – 757.870.1769 (voice or text)

9 July 2020

Zoning Administrator
401 Lafayette Street
Williamsburg, VA 23185-3617

Copies to - Architectural Review Board, City Council, Planning Commission

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We hope that these issues have already been addressed, but as City residents with a vested stake in this development, we want to make sure since they are very important to the integrity of our community.

- ALL lights on the property should be placed so that they minimize light bleed into the Highland Park Community and to minimize disruption to wildlife in the area.

- In order to serve this new neighborhood and to better serve the Highland Park Community, a covered/illuminated WATA Bus Stop should be built as part of this project on both sides of Henry Street, with a free transfer from Henry Street to the Transportation Center.

- To make this new neighborhood part of a walkable Williamsburg and to better serve the Highland Park Community, sidewalks need to be made ADA Accessible and we need a clear walkable path across the railroad tracks.

- We treasure the trees that have softened the impact of the Governor's Inn on our backyards. We would like to know that these trees will not be sacrificed in the name of development. With the drastic changes in grade on this property and our properties, trees that might not seem significant can be critical to the view from both communities. These trees not only provide a buffer for light and noise, but are home to many species of birds and provide shelter for deer, squirrels, groundhogs and other wildlife.

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- Does the City Fire Department already have the equipment necessary to fight a fire in the multi-story units?

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We welcome well-planned developments in our City and we look forward to working with the City as they make smart decisions as to the future of the property currently occupied by the Governor's Inn.

Thank you for listening to our concerns,

Roslyn Banks
signature

Roslyn Banks
print name

422 Roycroft St
address

10 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185
Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Mary Cecelia Johnson

signature

Mary Cecelia Johnson

print name

414 Burbank Street
address

68 Years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185
Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

Zoning Administrator
401 Lafayette Street
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Thank you for listening to our concerns,

Jennifer Howlett

signature

Jennifer Howlett

print name

– Matthew Whaley already has 2 trailers. Even with the anticipation of a new elementary school, that may or may not be placed to ease overcrowding, is the City willing to help fund WJCC to accomodate a large influx of new students?
Jennifer Howlett

Jay M. Howlett

608 N Henry St
address

20 years in the neighborhood.
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Robert Lee Conder

signature

Robert Lee Conder

print name

512 Burbank St

address

33

years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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401 Lafayette Street
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Thank you for listening to our concerns,

Vickie Tyler
signature

Vickie Tyler - Civic Association President
print name

419 Henderson Street
address

51 Years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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401 Lafayette Street
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Thank you for listening to our concerns,

signature

Robert & Jennifer Walton
print name

510 Burbank St.
Williamsburg, VA 23185
address

52 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Mary Cottrill
signature

Mary Cottrill
print name

516 Burbank Street
address

23
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Kyle A. Williams
signature

Kyle A. Williams
print name

426 Burbank Street
address Williamsburg, VA 23185

3 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

signature

Mary Bull
print name

520 Burbank St
address

5
years in the Highland Park Community

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Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

trustee

Zoning Administrator
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Williamsburg, VA 23185-3617

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Thank you for listening to our concerns,

Henrietta R. Marman
signature

Henrietta R. Marman
print name

500 Burbank Street
address

36 years
years in the Highland Park Community

I oppose and disapprove of having an entry or Exit - from the apartment to the Highland Park Community - off of North Henry Street. - Please Keep the entry + Exit from the apartments Hotel Same as the Hotel has NOW Governor's INN = =

"Safety of our Kids/Children "Play Ground."

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Ray Mohman
signature

Ray Mohman
print name

524 Burbank St.
address

69 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

Zoning Administrator
401 Lafayette Street
Williamsburg, VA 23185-3617

Copies to - Architectural Review Board, City Council, Planning Commission

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Thank you for listening to our concerns,

signature

Mary Washington
print name

524 Burbank St
address

5 years
years in the Highland Park Community

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Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Floyd N Parker trustee
signature

Floyd N. Parker
print name

108 Alice street
address

Union Baptist Church (55 years)
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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401 Lafayette Street
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Thank you for listening to our concerns,

Mary Ellis Shaw
signature

MARY E. SHAW
print name

426 Dunning St.
address
Williamsburg, VA. 23185

16 YEARS
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

signature

Charles J Ritinski

print name

424 Dunning Street
Williamsburg, VA

address

4

years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

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401 Lafayette Street
Williamsburg, VA 23185-3617

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Thank you for listening to our concerns,

Roger Wynn
signature

ROGER WYNN
print name

421 BurBank street
address

Life (70 years)
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

William R. Byrd
signature

William R. Byrd
print name

529 Burbank St
address Williamsburg VA.

65.
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Lucretia Piggott Rodney Piggott
signature

Lucretia Piggott Rodney Piggott
print name

420 Burbank St 420 Burbank St
address

28 years 28 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

X Junious Williams
signature

X Junious Williams
print name

416 Burbank Street
address

15 years -
years in the Highland Park Community

138 Bastille Court
Williamsburg, VA 23185
grandmagaga1@gmail.com
804 387 6947

RECEIVED
JUL 8 2020

5 July 2020

Heather Markle
Zoning Administrator
City of Williamsburg
401 Lafayette Street
Williamsburg, VA 23185-3617

Dear Ms. Markle:

Before we purchased our property in 2002, we were told the land behind our property at 138 Bastille Court would never be developed as the land would not perk. We were also told Colonial Williamsburg used their property as a buffer between Governor's Inn and our property and could not be developed. As a result, I must express my displeasure at the development of this land and have a few questions I would like answered.

Will all buildings be well on their side of the RPA? Will their construction remain up the hill above the wooded buffer?

I am also concerned about drainage issues affecting the creek and how this could possibly impact my property and others on the York County side of the creek as well as CSX property. Have studies been done, and, if so, what were the conclusions? Has York County been notified of this proposed development?

When we built in 2002, the developer was required by York County to dig a deeper footing for our two-story home due to the close proximity to CSX tracks. Even with the deeper footing, we still have vibrations as

trains move past. If high-speed rail is approved, the vibrations will be worse. How will this impact a multi-story building?

I look forward to your answers.

Sincerely,

Nancy G. Pierson

Nancy G. Pierson

July 2, 2020

Heather Markle

Zoning Administrator

401 Lafayette St., Williamsburg

We are writing regarding the waiver request to allow construction on slopes greater than 20% on the Governor's Inn property.

The restrictions were written for any number of reasons---perhaps including safety, erosion control, technological/construction hurdles, esthetics, accessibility by end users, etc. If those may present a partial list of reasons---are there issues or concerns as to the stability of the soil beneath to withstand the construction? Does it make a difference as to whether the current slope is 'natural' vs. 'man made'?

We are wondering what makes this project so special/unique as to require a waiver? As I have researched it appears waivers are "somewhat common"—and, if so, why not simply change the regulations to allow for construction on slopes greater than 20%?

Thank you for your time. We understand the meeting is now scheduled for August 19 at 3:30. If different please advise.

142 Bastille Court, Williamsburg

Sharon Willoughby

Sharon Willoughby

Bryce Hinsch

Bryce Hinsch 920.710.2324

June 20, 2020

To Heather Markle, Zoning Administrator

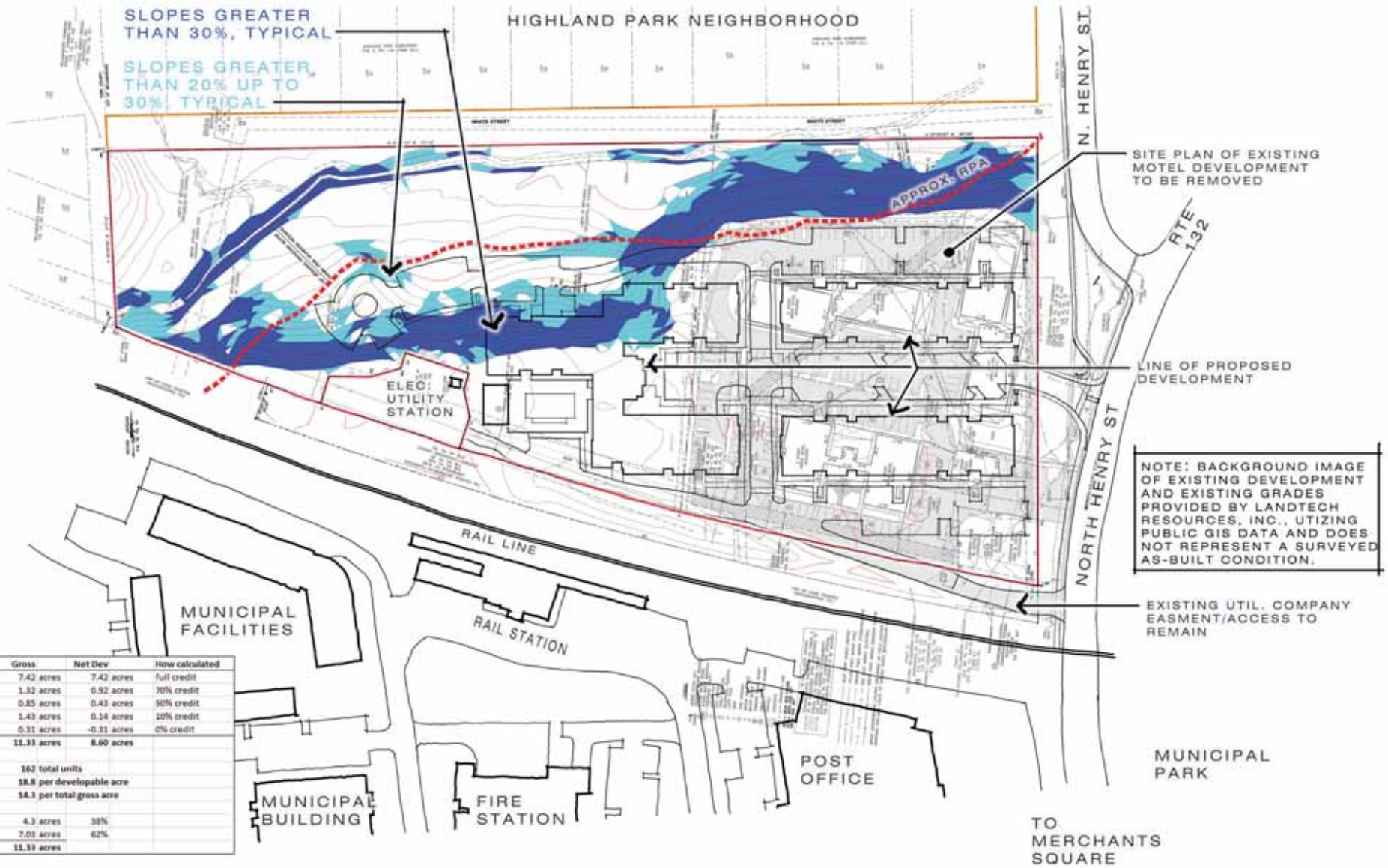
I am a resident of Highland Park and current homeowner of 426 Burbank Street who STRONGLY OBJECTS to the waiver request to Section 21-782 of the Zoning Ordinance.

Should you require any additional information please do not hesitate to contact me at (410) 533-5766.

Yours Sincerely,

Kyle Williams

Kyle Williams



Land Characteristic	Gross	Net Dev	How calculated
Less than 10%	7.42 acres	7.42 acres	full credit
10% to 20%	1.32 acres	0.92 acres	70% credit
20% to 30%	0.85 acres	0.43 acres	50% credit
over 30%	1.43 acres	0.14 acres	10% credit
Wetlands	0.31 acres	-0.31 acres	0% credit
Totals	**11.33 acres**	**8.60 acres**	
Current Design Yeild=	**162 total units**		
	18.8 per developable acre		
	14.3 per total gross acre		
Impervious Areas	4.3 acres	38%	
Approx Open Space	7.03 acres	62%	
Total	**11.33 acres**		

GRADE ANALYSIS PLAN for

GOVERNORS INN REDEVELOPMENT

H & A # 4 0 0 0 6

C I T Y O F W I L L I A M S B U R G , V A

2 7 J U L 2 0 2 0

0 50 100 200

HOPKE & ASSOCIATES, INC.
Architecture • Planning • Interiors

Tax Map No.'s 435-08-00-A, 435-08-00-B, 435-0A-00-005 and 435-0A-00-006

Prepared by and return to:
Vernon M. Geddy, III, Esquire (VSB#21902)
(Attorney licensed to practice law in Virginia)
Geddy, Harris, Franck & Hickman, LLP
1177 Jamestown Road
Williamsburg, VA 23185

PROFFERS

THESE PROFFERS are made this __ day of ____, 2020 by **THE COLONIAL WILLIAMSBURG FOUNDATION**, a Virginia corporation (together with its successors in title, the "Owner"), and **CASTLE DEVELOPMENT PARTNERS, LLC**, a Virginia limited liability company ("Developer"), each to be indexed as Grantors in the City of Williamsburg land records and the **CITY OF WILLIAMSBURG**, a Virginia municipal corporation ("City"), to be indexed as Grantee in the City of Williamsburg land records.

RECITALS

A. Owner is the owner of a four tracts or parcels of land located in the City of Williamsburg, Virginia, consisting of Tax Map #435-08-00-A, #435-08-00-B, #435-0A-00-005 and #435-0A-00-006 with addresses of 504, 506, 510 and 520 North Henry Street, Williamsburg, Virginia and being more particularly described on Exhibit A attached hereto (the "Property"). Developer is the contract purchaser of the Property. The Property is now zoned MS, Museum Support District.

B. Owner and Developer have applied to rezone the Property from MS to LB-1, with proffers.

F. Owner and Developer desire to offer to the City certain conditions on the development of the Property not generally applicable to land zoned LB-1.

NOW, THEREFORE, for and in consideration of the approval of the requested rezoning, and pursuant to Section 15.2-2297 of the Code of Virginia, 1950, as amended, and Article II, Division 4 of the City Zoning Ordinance, Owner agrees that or its successors in title, as the case may be, shall meet and comply with all of the following conditions in developing the Property. If the requested rezoning is not granted by the City, these Proffers shall be null and void.

CONDITIONS

1. Price Restricted Housing Units. For a period of fifteen (15) years from the date of the execution of the initial lease of the last unit with its rental rate restricted by this proffer, thirteen percent (13%) of the total number of apartment units built on the Property shall be offered for rent to persons earning no more than eighty percent (80%) of Williamsburg median family income as determined by the United States Department of Housing and Urban Development ("HUD") at rents determined as set forth below. Maximum annual rent shall be calculated by assuming 1.5 persons per bedroom. Maximum annual rent for a one bedroom unit shall equal thirty percent (30%) of the income limit for 1.5 persons calculated by averaging the one and two person income limit determined by HUD. Maximum annual rent for a two bedroom unit shall equal thirty percent (30%) of the income limit for three persons (two bedrooms times 1.5 persons per bedroom).

The City of Williamsburg joins herein to and does hereby confirm its acceptance of these proffers as part of the rezoning of the subject Property from MS to LB-1.

WITNESS the following signatures.

THE COLONIAL WILLIAMSBURG
FOUNDATION

By:_____
Title:

STATE OF VIRGINIA AT LARGE
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged this _____ day of _____, 2020, by _____, _____ of The Colonial Williamsburg Foundation, a Virginia corporation, on its behalf.

My commission expires: _____.

_____
NOTARY PUBLIC

CASTLE DEVELOPMENT PARTNERS, LLC

By:_____
Title:

STATE OF VIRGINIA AT LARGE
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged this _____ day of _____, 2020, by _____, _____ of Castle Development Partners, LLC, a Virginia limited liability company, on its behalf.

My commission expires: _____.

_____
NOTARY PUBLIC

CITY OF WILLIAMSBURG, VIRGINIA

By:_____
Title:

STATE OF VIRGINIA AT LARGE
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged this _____ day of _____, 2020, by _____, _____ of Castle Development Partners, LLC, a Virginia limited liability company, on its behalf.

My commission expires: _____.

_____
NOTARY PUBLIC

Exhibit A

Parcel 1

ALL that certain lot, piece or parcel of land, with all improvements thereon and appurtenances thereunto belonging, lying and being the City of Williamsburg, Virginia known as Sheraton Governor's Inn and more particularly described on a plat of survey dated June 26, 1985 made by AES, a professional corporation, entitled "Title Survey Sheraton Governor's Inn 506 North Henry Street Williamsburg Virginia," a copy of which is recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and the County of James City in Williamsburg Plat Book 41 at page 7.

BEING the same real estate conveyed to The Colonial Williamsburg Foundation by Deed of Bargain and Sale dated July 1, 1985 from North Henry Corporation, which Deed is recorded in the aforesaid Clerk's Office in Williamsburg Deed Book 71 at page 640.

Parcel 2

ALL that piece or parcel of land, together with the buildings and improvements thereon, situate in the City of Williamsburg, Virginia, as set up, shown and described as Parcel 1 on a plat entitled, "Philip Richardson Construction Company, Plat of Boundary Survey, Parcels - 1 & 2, A Portion of Lot 3 and all of Lots 4-8, Sec. A, All of Lots 1-5, Sec. B as Per Plat of R.E. White, Surveyor, 1915, PB 2, p. 45, York Co. Clerk's Office, Williamsburg, Virginia," made by R. B. Cartwright, C.L.S., dated January 4, 1963, on which plat the said land is more particularly described as follows: Beginning at an iron pin on the southwesterly corner of the property herein conveyed, said pin being situate on the northerly line of Chesapeake Avenue, thence in a northerly direction on a course N 8˚ 25' E a distance of 150.00 feet to an iron pin; thence in an easterly direction on a course of S 71˚ 47' E through an iron pin a distance of 250.00 feet to an iron pin on the westerly side of King Street; thence in a southerly direction on a course of S 8˚ 25' W along said King Street a distance of 150.00 feet to an iron pin on the northerly side of Chesapeake Avenue; thence along said Chesapeake Avenue on a chord course N 71˚ 42' W a distance of 250.00 feet to an iron pin to the place of beginning.

BEING the same real estate conveyed to The Colonial Williamsburg Foundation by Deed of Bargain and Sale dated July 1, 1985 from John E. Woodward, Jr. and P. O. Richardson, which Deed is recorded in the aforesaid Clerk's Office in Williamsburg Deed Book 71 at page 642.

ORDINANCE #20-
PROPOSED ORDINANCE #20

AN ORDINANCE AMENDING CHAPTER 21, ZONING, ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS BY ADDING A NEW SECTION 21-626 SLOPE WAIVERS AND ARTICLE VII, SITE PLANS BY AMENDING SECTION 21-782(e) TO ALLOW SLOPE WAIVERS WITH A SPECIAL USE PERMIT BY CITY COUNCIL THAT CANNOT BE APPROVED BY THE ZONING ADMINISTRATOR AS OUTLINED IN SECTION 21-782(e) OF THE ZONING ORDINANCE (PCR #20-018)

These revisions to Chapter 21, Zoning, are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article IV. Supplemental District Regulations shall be amended to add Section 21-626 Slope Waivers and to amend Article VII. Site Plans. Section 21-782(e) to allow slope waivers with a special use permit that cannot be approved by the Zoning Administrator under this section.

ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS.

Section 21-626 Slope waivers.

City Council may approve encroachments on slopes in excess of 30 percent not qualifying for a waiver pursuant to Sec. 21-788, with a special use permit. In addition to the criteria contained in Division 2. Special Use Permits in the Zoning Ordinance, the project must contain adequate measures to alleviate any negative environmental impacts of the encroachment, including the following requirements:

1. No encroachment into a Resource Protection Area (RPA) is permitted except those uses allowed under section 21-818 of the Zoning Ordinance;
2. Submission of a mitigation plan to reduce downstream erosion and to prevent any increase in water pollution for the project.
3. Regulate stormwater runoff for the project at the source to protect against and minimize water pollution and the deposition of sediment from the proposed development to tributaries, buffers areas and other sensitive environmental lands.
4. For redevelopment projects, the post development plan shall:
    a. Meet the water quality requirements for new development where the total phosphorus load shall not exceed 0.41 pounds per acre per year, as calculated pursuant to 9VAC25-870-65; and

b. Discharge the maximum peak flow rate from the post-development one-year 24-hour storm in accordance with the following methodology:

$Q_{Developed} \leq 0.7*(Q_{Pre\text{-}developed}* RV_{Pre\text{-}developed})/RV_{Developed}$

Under no condition shall $Q_{Developed}$ be greater than $Q_{Pre\text{-}developed}$ nor shall $Q_{Developed}$ be required to be less than that calculated in the equation $0.9*(Q_{Forest} * RV_{Forest})/RV_{Developed}$; where

$Q_{Developed}$ = The allowable peak flow rate of runoff from the developed site.

$RV_{Developed}$ = The volume of runoff from the site in the developed condition.

$Q_{Pre\text{-}Developed}$ = The peak flow rate of runoff from the site in the pre-developed condition.

$RV_{Pre\text{-}Developed}$ = The volume of runoff from the site in pre-developed condition.

Q_{Forest} = The peak flow rate of runoff from the site in a forested condition.

RV_{Forest} = The volume of runoff from the site in a forested condition.

Prior to Council's consideration, the city's stormwater manager program administrator must review and submit a recommendation on the mitigation plan.

ARTICLE VII. SITE PLANS

Section 21-782. General performance standards.

(e) New construction on slopes in excess of 30 percent shall be prohibited, unless approved by City Council pursuant to Section 21-626 or a waiver is granted by the zoning administrator pursuant to Section 21-788.

The Williamsburg Code shall remain unchanged.

Adopted:

_____
Douglas G. Pons, Mayor

Attest: _____
Sandi Filicko, Clerk of Council

GOVERNOR'S INN REDEVELOPMENT

THE APPLICANT

Castle Development Partners, LLC ("Castle") is a real estate partnership focused exclusively on the development and renovation of multifamily rental communities in the Eastern United States. Castle's headquarters is located at 230 Court Square, Suite 202, Charlottesville, VA 22902.

Mike McNamara, Andy McGinty and Tommy Niles, the principals of Castle, have more than 30 years of experience developing, owning and operating conventional and affordable apartment communities. Castle and its principals have been responsible for the development of more than 6,000 apartment units and currently hold controlling General Partner and Managing Membership interests in more than 3,000 apartment units.

Brief biographies of the principals follow.

Andrew McGinty

Mr. McGinty heads operations management for Castle Development Partners. He oversees all land and community acquisitions, deal structuring, business strategy and new business development. Mr. McGinty has over a decade of experience in residential and commercial real estate in Delaware, Maryland, Virginia and North Carolina. Prior to his career in multifamily development, Mr. McGinty was an executive with the management consulting firm Accenture in Washington, DC and Paris, France. Mr. McGinty has an MBA from The University of Virginia and a BS in Mechanical Engineering from Virginia Tech.

Michael McNamara

In his 30-year career in multifamily development, Mr. McNamara has developed over 5,000 conventional, subsidized, tax credit and elderly apartment units. In 1990, McNamara founded Castle Development Inc. and grew it into one of the leading developers of multifamily housing in Virginia. Prior to starting Castle, Mr. McNamara held several executive positions with Amurcon Realty, including Chief Financial Officer and President of the Property Management division. Prior to joining Amurcon, he worked as a CPA in Richmond, Virginia. Mr. McNamara has a BS in accounting from Virginia Commonwealth University.

Thomas R. Niles, III

Mr. Niles leads the renovation and repositioning of acquired assets. In his role as a Regional Property Manager with Grady Management, Mr. Niles also oversees the operation of many of the Castle owned assets. Mr. Niles has an MBA from the College of William and Mary and a BS in Integrated Science and Technology from James Madison University.

Castle builds and acquires Class A, B and Tax Credit communities of 120 units or more, with a deal sizes ranging from $25M to $75M in total development and acquisition costs.

Recent Castle Development projects include the Archer at Brookhill, Beacon on 5th, Avemore and Arden Place communities in Charlottesville, Center West Phase 1 in Midlothian, Center Pointe and Adams Crossing in Waldorf, Maryland, Maplewood in Chesapeake and Andorra in Holly Springs, North Carolina.

For addition information please go the company's website at www.castledp.com.

THE PROJECT

The Colonial Williamsburg Foundation ("CWF) has closed the Governor's Inn hotel located at 506 North Henry Street and decided to sell both that property and the adjoining parcels located at 504, 510 and 520 North Henry Street. CWF has determined that the property is no longer needed to support its mission and operations. Castle has contracted to purchase the property contingent on obtaining necessary approvals from the City for its proposed multi-family development.

The property is bounded to the south by the railway lines, to the east by North Henry Street, to the north by the Highland Park neighborhood and to the West by additional residentially developed property. Special features of the property include:

- An existing greenspace to the east of the property line, which was created when North Henry Street was rerouted to be continuous into Route 132, acts as a buffer and serves as an opportunity for a passive pocket-park.
- An existing greenspace to the north between the Highland Park neighborhood and the proposed development was created by a dedicated right-of-way, "White Street", which is largely wetlands and has never been improved, serves as another site buffer.
- The site is split by a ravine, which contains wetlands in the general location shown on the Conceptual Site Plan, running from the south-west to the north-east, leaving the north-west corner of the site inaccessible without crossing wetlands and that area is not proposed for any development.
- There is a power sub-station which is set into the southern boundary of the site, which further limits the developable area of the site, creating a design challenge to effectively screen its utilitarian appearance.
- There is an existing access road to the sub-station from North Henry, which is partially on the property and partially in the public right-of-way, and which needs to be maintained and coordinated with the site circulation.
- The site has dramatic grades, of over 50' across the developable portions, sloping 30% or more in certain locations; some of the grade is natural, as the terrain slopes down to the wetlands; some, we conjecture, is man-made from the construction process for the railway, substation, or both.

- The site's proximity to City services and commuter infrastructure combined with natural buffers to adjacent developments, make it an ideal location for contemporary apartment dwelling that is well knitted into the downtown area.

Castle proposes to raze the existing Governor's Inn hotel and redevelop the site into a Class A multifamily community with a density of up to 19 dwelling units per developable acre. The project will be a mix of one and two-bedroom apartments. The applicant anticipates there will be approximately 65 to 70 one-bedroom units and 82 to 92 two-bedroom units. For a period of 15 years, thirteen percent of the units will be offered for rent at prices geared to those earning 80% or below of the area family median income. These units will be distributed throughout the project.

The new entrance to the property will be relocated further north to make the railway intersection less congested. The development will be limited to the developable portion adjacent to North Henry, leaving the developable portion to the west an untouched buffer. The land will be regraded into 4 levels or steps, coordinated with the natural terrain. This will allow the street-fronting residential buildings to step down along with the site, with 3-story facades on the low side and 2-story facades on the high side. Toward the back of the developable parcel, a third building will anchor the complex with a central clubhouse, fitness and pool complex. Residential wings will extend from this core which will be 3-story to the public side and 2-stories to the pool side. One of these wings will overlook the wetlands with 4-stories of dwelling units overlooking the ravine.

Apartment finishes/amenities are planned to include granite counters in kitchen and bath, stainless appliances, solid wood cabinets, tiled bathrooms, simulated wood flooring, in-unit laundry, balconies on some units, walk in closets, elevator-served buildings, large low-E argon filled windows, minimum 9' ceilings, high efficiency HVAC, 2" slat premium blinds, and large soaking tubs in some units. The buildings will have fire monitors and sprinklers.

Community amenities are planned to include clubhouse with leasing center and on-site professional management with 24 hour emergency maintenance; cyber café; conference room; gathering/party room; entertainment lounge/clubroom with billards, tvs, etc.; covered outdoor tv/lounge area; salt water pool with resort style pool deck including fire pit and grill station; standalone fitness building with state of the art fitness center; pet wash room; car wash station; rooftop “beer garden” with seating areas and gas fireplaces; outdoor grilling stations; pocket parks; dog park area and walking connectivity to downtown Williamsburg and the Historic Area.

THE APPLICATIONS

Castle is submitting six applications to the City for the project. First is a request for a change in the Comprehensive Plan land use designation of Colonial Williamsburg Support to the Mixed Use designation and to revise the narrative describing that designation to include this property. The second is a rezoning of the property from its current MS, Museum Support zoning district to the LB-1, Limited Business Downtown district. The third is a request for special use permit to permit a density of 19 dwelling units per developable acre on the property pursuant to Section 21-250 of the Zoning Ordinance, as amended. Fourth, is an application for a zoning text change to add a new Section 21-626 to the Zoning Ordinance to permit encroachment on slopes in excess of 30% with the approval of City Council through the issuance of a Special Use Permit. Fifth, an application for a Special Use Permit in accordance Section 21-626. Finally, an application to the Architectural Review Board for conceptual approval of the project architecture has been submitted by the project architect Hopke & Associates, Inc.

IMPACTS

Traffic. A Traffic Analysis for the project prepared by LandTech Resources, Inc. ("LandTech") dated May 5, 2020 is attached hereto as Exhibit A. The Analysis concludes that the traffic generated by the proposed development will not warrant the installation of either right or left turn lanes on North Henry Street at the entrance to the project and that the proposed entrance location meets applicable sight distance requirements.

Water and Sewer. Wastewater and Water Generation tables prepared by LandTech dated May 5, 2020 are attached hereto as Exhibit B. The site is served by an existing 16" water

main with ample pressure for the proposed development. The project will increase daily water and sewer discharge by 21,120 gallons per day. The City sewer system has ample capacity for the increased flows and no downstream improvements are required.

Archaeology. A report entitled "506 North Henry Street (Governor's Inn) Archaeological Site Impact Assessment dated May 8, 2020 prepared by Jack Gary and Eric Schweickart of CWF is attached as Exhibit C. The entire site was tested for archaeological resources in 1983 prior to the construction of the hotel. The current Assessment concludes that no further archaeological work is needed for this property.

Stormwater Management. While the stormwater management system has not been designed at this point, it is anticipated that the system will incorporate under parking lot storage tanks to manage water quantity for the development and any water quality requirements will be satisfied through the purchase nutrient credits. The applicant will explore the feasibility of using water from the underground tanks for irrigation.

Fiscal. Castle has prepared a Fiscal Impact Analysis of the project at buildout attached hereto as Exhibit D. The analysis concludes that the project will have a positive fiscal impact on the City.

BENEFITS

The applicant submits that this project will benefit the City in a number of ways. It will be a redevelopment of a closed and outdated hotel property. The multifamily development of this property will create an excellent transitional use from the institutional uses on the Lafayette Street side of the railroad tracks to the Highland Park single family detached community on the north side of the site. It is a well buffered site that will not have adverse visual impacts on its neighbors or the Historic Area. The site is not a viable commercial site nor is it appropriate for single family detached development. It will provide high quality apartment living, including price restricted housing, in easy walking distance to downtown. The additional customers for the stores and restaurants on Prince George Street and Merchant's Square will be a boost to those businesses and will increase the vitality of the entire downtown area without additional traffic/parking burdens.

GEDDY, HARRIS, FRANCK & HICKMAN, L.L.P.

ATTORNEYS AT LAW
1177 JAMESTOWN ROAD
WILLIAMSBURG, VIRGINIA 23185
TELEPHONE: (757) 220-6500
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POST OFFICE BOX 379
WILLIAMSBURG, VIRGINIA 23187-0379

VERNON M. GEDDY, JR. (1926-2005)
STEPHEN D. HARRIS
SHELDON M. FRANCK
VERNON M. GEDDY, III
SUSANNA B. HICKMAN
ANDREW M. FRANCK

SHERRI L. NELSON

May 22, 2020

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director
401 Lafayette Street
Williamsburg, Virginia 23185

Re: 504, 506, 510 and 520 North Henry Street
Comprehensive Plan Land Use Designation Change

Dear Carolyn:

I am writing on behalf of our client, Castle Development Partners, contract purchaser of the property at 504, 506, 510 and 520 North Henry Street, to formally request a change in the Comprehensive Plan Land Use Designation of this property from its current designation of Colonial Williamsburg Support to the Mixed Use designation to permit multifamily development. We understand that you have previously discussed this change with the Planning Commission in the Comprehensive Plan update process. This request is being submitted in conjunction with Rezoning and Special Use Permit applications for a multifamily development on the site. In addition, we understand the Colonial Williamsburg Foundation has agreed that the property at 580 North Henry Street (the electrical substation) be included in this request although it will not be a part of the Castle Development project.

The property is owned by the Colonial Williamsburg Foundation and is the site of the Governor's Inn hotel. The Foundation has closed the hotel and decided that the property is no longer necessary to support the mission and operations of the Foundation.

We submit that multifamily development is the appropriate use and Mixed Use is the appropriate designation for this property. The designation is consistent with the existing Mixed Use designations along Henry Street. The multifamily development of this property will create an excellent transitional use from the institutional uses on the Lafayette Street side of the railroad tracks to the Highland Park single family detached community on the north side of the site. The site is not a viable commercial site nor is it appropriate for single family detached development.

It will provide high quality apartment living, including price restricted housing, in easy walking distance to downtown without visually encroaching on the Historic Area. The additional customers for the stores and restaurants on Prince George Street and Merchant's Square will be a boost to those businesses and will increase the vitality of the entire downtown area without additional traffic/parking burdens.

Please let me know if we can provide any further information.

Sincerely,

Vernon M. Geddy, III

cc: Mr. Thomas R. Niles, III

Exhibit A

LRI

LANDTECH RESOURCES, INC.

Traffic Analysis

For

Governor's Inn Hotel Redevelopment

City of Williamsburg, Virginia

Preparation Date:

May 5, 2020

Revision Date(s):

July 27, 2020

LRI Project No. 19-398

COMMONWEALTH OF VIRGINIA
WILLIAM S. FELTS
Lic. No. 57903
7/27/2020
PROFESSIONAL ENGINEER

ENGINEERING • SURVEYING • GPS
3925 Midlands Road Williamsburg, VA 23188
Ph.: (757) 565-1677 Fax: (757) 565-0782
Web: landtechresources.com

Traffic Analysis:

The proposed development on the property located at 506 N. Henry Street proposes the demolition of the existing Governor's Inn Hotel containing approximately 200 rooms and the construction of a new apartment complex containing approximately 162 units. A traffic analysis of the existing and proposed site was prepared utilizing ITE trip generation data. Below is a summary of the existing site traffic conditions as well as the proposed traffic conditions for the property:

ITE Traffic Analysis

Project: Governor's Inn

ITE Code: 310 Hotel (Existing Conditions)

Unit Total 200

Traffic Scenario	Rate	# of Trips	% Enter	Enter	% Exit	Exit	% Right	Right Turns	% Left	Left Turns
Average Day	8.17	1634	50%	817	50%	817	50%	409	50%	409
AM Peak Hour	0.56	112	61%	68	39%	44	50%	34	50%	34
PM Peak Hour	0.59	118	53%	63	47%	55	50%	31	50%	31
Saturday Average	8.19	1638	50%	819	50%	819	50%	410	50%	410
Saturday Peak Hour	0.72	144	56%	81	44%	63	50%	40	50%	40
Sunday Average	5.95	1190	50%	595	50%	595	50%	298	50%	298
Sunday Peak Hour	0.56	112	46%	52	54%	60	50%	26	50%	26

ITE Traffic Analysis

Project: Governor's Inn

ITE Code: 220 (Proposed Apartment Building)

Unit Total 162

Traffic Scenario	Rate	# of Trips	% Enter	Enter	% Exit	Exit	% Right	Right Turns	% Left	Left Turns
Average Day	6.72	1089	50%	544	50%	544	50%	272	50%	272
AM Peak Hour	0.51	83	20%	17	80%	66	50%	8	50%	8
PM Peak Hour	0.62	100	65%	65	35%	35	50%	33	50%	33
Saturday Average	6.39	1035	50%	518	50%	518	50%	259	50%	259
Saturday Peak Hour	0.52	84	50%	42	50%	42	50%	21	50%	21
Sunday Average	5.86	949	50%	475	50%	475	50%	237	50%	237
Sunday Peak Hour	0.51	83	50%	41	50%	41	50%	21	50%	21

AADT: State Route 132 (Layfayette Street : SR 132Y)	5500
Directional Factor, D	0.562
Peak Hour Factor, K	0.086
Peak Hour Volume, PHV	266
Opposing Volume / Approach Volume	266
Advancing Volume	207
Total Peak Hour Trips Making Right Turn Into Site	33
Total Peak Hour Trips Making Left Turn Into Site	33

On the following pages you will find the required calculations utilizing the above information providing Turn Lane Warrant analysis per the Virginia Department of Transportation Road Design Manual Appendix F. Based on the anticipated traffic for the proposed parcel as well as the traffic counts within the adjacent State Route 132 right-of-way this project does **NOT** warrant the installation of a left-hand turn lane, nor a right-hand turn lane or taper.

Based on conceptual drawings prepared for the proposed development the location of the proposed entrance appears to be situated in a location that will provide for a sight distance that is in excess of the required 280 feet per Table 2-5 in the VDOT Road Design Manual Appendix F.

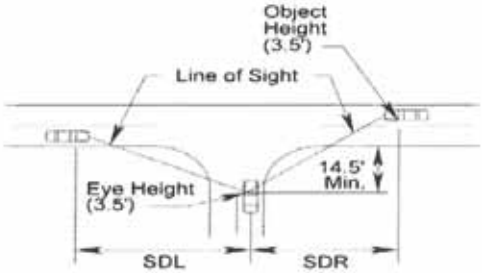
Virginia Department of Transportation
Traffic Engineering Division
2018
Annual Average Daily Traffic Volume Estimates By Section of Route
City of Williamsburg

Route	Jurisdiction	Length	AADT	QA	4Tire	Bus	Truck 2Axle	Truck 3+Axle	Truck 1Trail	Truck 2Trail	QC	K Factor	QK	Dir Factor	AAWDT	QW
		From: Parkway Dr														
60 Bypass Rd	City of Williamsburg	0.16	11000	G	98%	0%	1%	0%	0%	0%	F	0.081	F	0.523	12000	G
		To: SR 5 Capitol Landing Rd														
60 5 Page St	City of Williamsburg	0.31	21000	G	99%	0%	1%	0%	0%	0%	F	0.08	F	0.677	22000	G
		From: Second Street														
60 5 Page St	City of Williamsburg	0.25	13000	G	99%	0%	1%	0%	0%	0%	C	0.084	F	0.579	14000	G
		To: SR 5 Lafayette St; York St														
		From: SR 5 Lafayette St; Page St														
60 York St	City of Williamsburg	0.60	12000	G	98%	0%	1%	0%	0%	0%	C	0.089	F	0.523	13000	G
		To: ECL Williamsburg														
		From: SR 199														
132 Henry St South	City of Williamsburg	1.77	2800	G	99%	0%	1%	0%	0%	0%	C	0.086	F	0.574	3100	G
		To: Ireland Street														
132 Henry St South	City of Williamsburg	0.08	3900	G	99%	0%	1%	0%	0%	0%	F	0.086	F	0.574	4200	G
		To: SR 5 Henry St; Francis St														
		From: SR 5														
132 5 Henry St	City of Williamsburg	0.38	5000	G	99%	0%	1%	0%	0%	0%	F	0.081	F	0.522	5400	G
		To: FRANCIS ST														
		From: Lafayette St														
132 Henry St North	City of Williamsburg	0.44	5500	G	97%	1%	2%	0%	0%	0%	C	0.086	F	0.562	5900	G
		To: SR 132 Y														
		From:														
132 N.Henry St	City of Williamsburg	0.16	8400	G	97%	1%	2%	0%	0%	0%	F	0.092	F	0.613	9100	G
		To: York County Line														
		From: Colonial Parkway														
Wye 132	City of Williamsburg	0.29	5300	G	98%	1%	1%	0%	0%	0%	C	0.095	F	0.575	5800	G
		To: SR 132 N.Henry St														
		From: ECL Williamsburg														
143 Merrimac Trail	City of Williamsburg	0.90	6400	G	97%	0%	1%	1%	0%	0%	C	0.104	F	0.581	7000	G
		To: SR 5 Capital Landing Rd														
143 Merrimac Trail	City of Williamsburg	0.37	9100	G	98%	0%	1%	1%	1%	0%	C	0.104	F	0.564	9900	G
		To: York County Line														
		From: WCL Williamsburg														
199 5	City of Williamsburg (Maint: 47)	0.24	34000	G	97%	1%	1%	1%	1%	0%	F	0.091	F	0.568	37000	G
		To: SR 5; SR 31 Jamestown Rd														
199	City of Williamsburg (Maint: 47)	0.07	35000	G	97%	1%	1%	1%	1%	0%	F	0.091	F	0.55	38000	G
		To: James City County Line														
199	City of Williamsburg (Maint: 47)	0.09	35000	N	97%	1%	1%	1%	1%	0%	N	0.091	F	0.55	38000	N
		To: ECL Williamsburg														
		From: 47-615 Ironbound Rd														
321 Monticello Ave	City of Williamsburg (Maint: 47)	0.77	15000	G	99%	0%	1%	0%	0%	0%	C	0.093	F	0.541	17000	G
		To: Compton Dr														

CONCEPTUAL ENTRANCE LOCATION WILL PROVIDE FOR AN EXCESS OF A 280 FOOT SIGHT DISTANCE IN BOTH DIRECTIONS.

Intersection Sight Distance

The following table shows intersection sight distance requirements for various speeds along major roads:



SDR = Sight Distance Right (For a vehicle making a left turn)
SDL = Sight Distance Left (For a vehicle making a right or left turn)

Height of Eye 3.5'												**Height of Object 3.5'**
Design Speed (mph)**		**20**	**25**	**30**	**35**	**40**	**45**	**50**	**55**	**60**	**65**	**70**
SDL=SDR: 2 Lane Major Road	In Feet	225	280	335	390	445	500	555	610	665	720	775
SDR: 4 Lane Major Road (Undivided) or 3 Lane		250	315	375	440	500	565	625	690	750	815	875
SDL: 4 Lane Major Road (Undivided) or 3 Lane		240	295	355	415	475	530	590	650	710	765	825
SDR: 4 Lane Major Road (Divided – 18' Median)		275	340	410	480	545	615	680	750	820	885	955
SDL: 4 Lane Major Road (Divided – 18' Median)		240	295	355	415	475	530	590	650	710	765	825
SDR: 5 Lane Major Road (continuous two-way turn-lane)		265	335	400	465	530	600	665	730	800	860	930
SDL: 5 Lane Major Road (continuous two-way turn-lane)		250	315	375	440	500	565	625	690	750	815	875
SDR: 6 Lane Major Road (Divided – 18' Median)		290	360	430	505	575	645	720	790	860	935	1005
SDL: 6 Lane Major Road (Divided – 18' Median)		250	315	375	440	500	565	625	690	750	815	875
SDL: (Where left turns are physically restricted)		210	260	310	365	415	465	515	566	620	670	725

TABLE 2-5 INTERSECTION SIGHT DISTANCE

Source: AASHTO Green Book, Chapter 9, Section 9.5.3, page 9-37 thru 9-52, * Table 9-5 thru 9-14

**For all tables, use design speed if available, if not use legal speed.

* Rev. 1/14

GOVERNOR'S INN PROPOSED APARTMENT COMPLEX TRAFFIC ANALYSIS (LEFT TURN LANE WARRANT ANALYSIS)

WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY

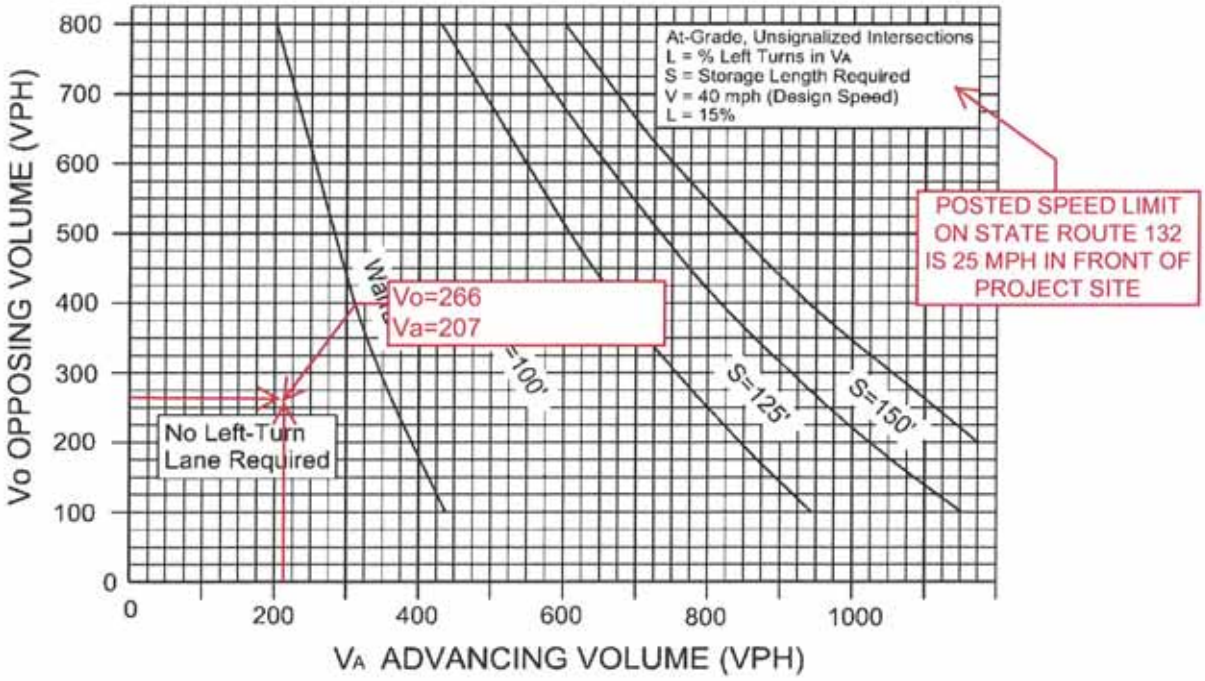


FIGURE 3-7

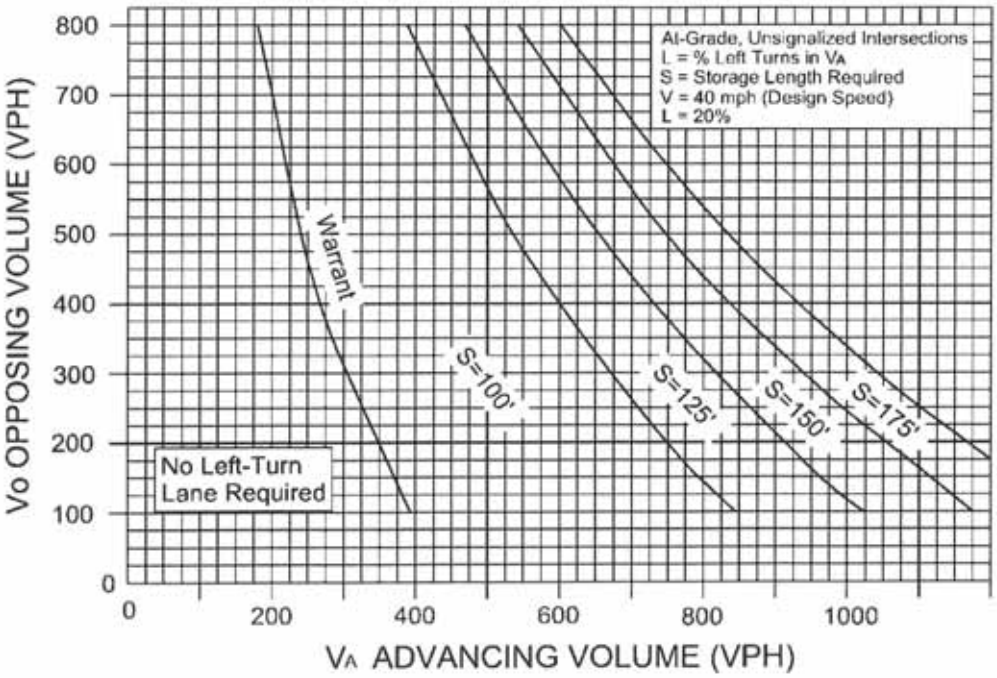
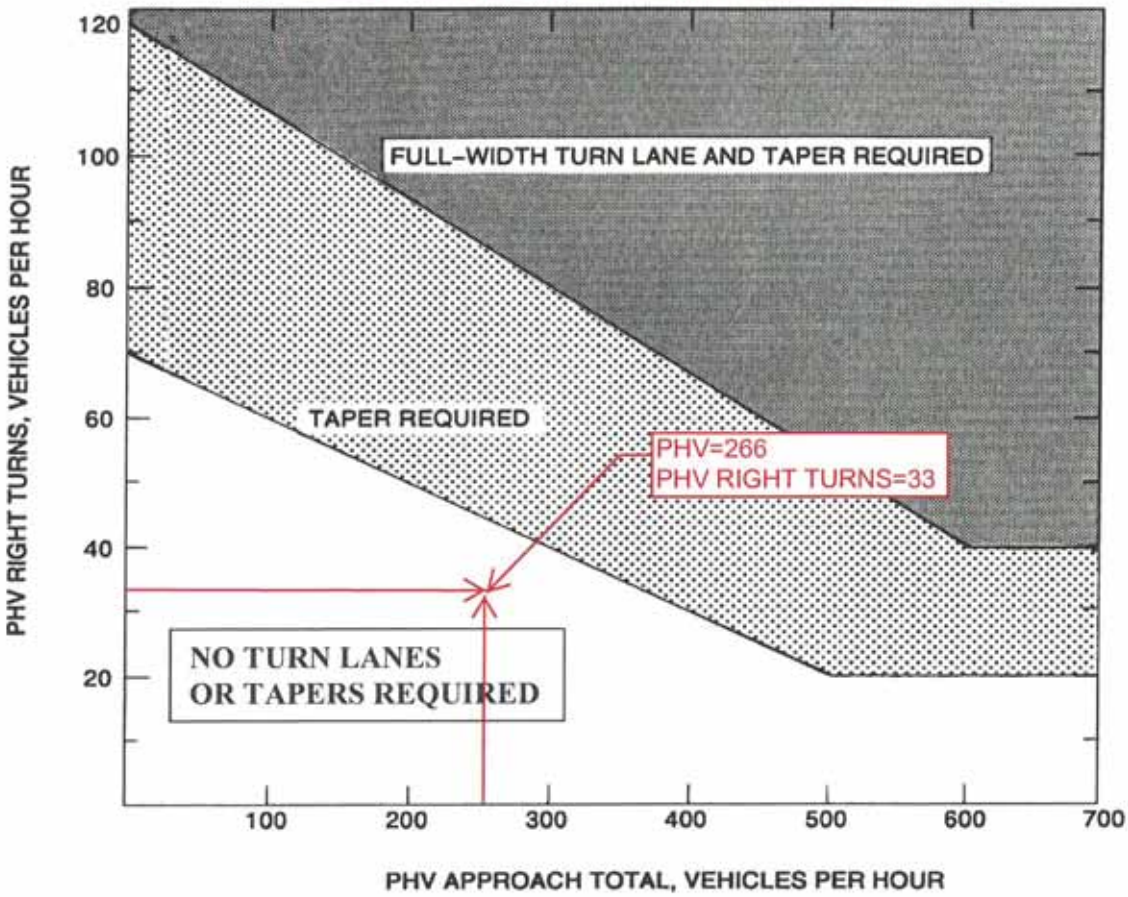


FIGURE 3-8

GOVERNOR'S INN PROPOSED APARTMENT COMPLEX TRAFFIC ANALYSIS (RIGHT TURN LANE WARRANT ANALYSIS)



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.
Adjusted right turns = PHV Right Turns - 20
If PHV is not known use formula: PHV = ADT x K x D

K = the percent of AADT occurring in the peak hour
D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.*

FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

* Rev. 1/15

Governor's Inn Redevelopment
City of Williamsburg, Virginia
Wastewater Generation
LRI Job #19-398
5/5/2020 (Rev: 07/27/2020)

Existing Wastewater Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Hotel	Residential	130	24	200	26,000	18	3	54
					Total Daily Flow = 26,000 GPD			
					Total Peak Flow = 54 GPM			
					Total Avg. Daily Flow (ADF) = 18 GPM			

Proposed Wastewater Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Apartment Complex	Residential	310	24	162	50,220	35	2.5	87
					Total Daily Flow = 50,220 GPD			
					Total Peak Flow = 87 GPM			
					Total Avg. Daily Flow (ADF) = 35 GPM			

Addotional Flows Created by Project

Daily Flow - 24,220 GPD

Peak Flow - 33 GPM

Governor's Inn Redevelopment
City of Williamsburg, Virginia
Water Generation
LRI Job #19-398
5/5/2020 (Rev: 07/27/2020)

Existing Water Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day (pf=1.7) Demand (gpm)	Peak Hr (pf=4.0) Demand (gpm)
Hotel	Residential	130	24	200	26,000	18	31	72
					Total Daily Demand = 26,000 GPD			
					Average Demand = 18 GPM			
					Maximum Day Demand = 31 GPM			
					Peak Hour Demand = 72 GPM			

Proposed Water Generation

Improvement	Use	Flow Rate (GPD)	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day (pf=1.7) Demand (gpm)	Peak Hr (pf=4.0) Demand (gpm)
Apartment Complex	Residential	310	24	162	50,220	35	59	140
					Total Daily Demand = 50,220 GPD			
					Average Demand = 35 GPM			
					Maximum Day Demand = 59 GPM			
					Peak Hour Demand = 140 GPM			

Addotional Demands Created by Project

Daily	**24,220 GPD**
Average	**17 GPM**
Max Day	**28 GPM**
Peak Hr.	**68 GPM**

Exhibit C

506 North Henry Street (Governor's Inn) Archaeological Site Impact Assessment

Jack Gary and Eric Schweickart

5/8/2020

The following provides an overview of the potential for archaeological resources on the property located at 506 North Henry Street which currently contains the Governor's Inn Hotel. The property is composed of three parcels – Parcel 1 (4.7 acres) contains the hotel, Parcel 2 (5.4 acres) is a wooded undeveloped lot, and Parcel 5 (.18 acre) is a small undeveloped corner of the hotel (Figure 1). An archaeological site (44WB0006) was registered with the Virginia Department of Historic Resources in 1978 (Figure 2) and the entire property was tested for archaeological resources in 1983 (Figure 3). The property falls within the City of Williamsburg Archaeological Protection District.

Previous Archaeological Testing (44WB0006)

Site 44WB0006 is located on Parcel 2 in the wooded undeveloped section of the lot. The site was recorded in 1978 as a layer of brick rubble about 8" below the ground beneath a 20th century dump site (Figure 2). Additional testing in the area was performed in 1983 as part of an archaeological survey of a proposed, but never constructed, extension of Second Street (Hunter et al 1984) (Figure 3). A total of 35 STPs were excavated across the property as a part of that project. One STP (marked with a red arrow on Figure 3) confirmed the location of 44WB0006. The site was described as a layer of buried brick rubble beneath a 6" thick layer of clay and 20th century deposition. Artifacts from this STP included decal decorated whiteware, dating the deposit to post-1880. The site was also visible on the surface and surface collection along Chesapeake Avenue identified a large scatter of artifacts dating to the second quarter of the 20th century (the blue shaded area in Figure 3) and a smaller scatter of mid-to-late-19th century ceramics (the pink shaded area in Figure 3). The STPs in the northeast portion of the property revealed significant disturbance through earth moving and filling. This area appears to have now been built on as part of Governor's Inn. STPs located along the north slope and down into the ravine did not uncover any additional archaeological resources. The 1983 survey determined that the area had been adequately surveyed and determined that no further archaeological work was needed (Hunter et al 1984:90-92).

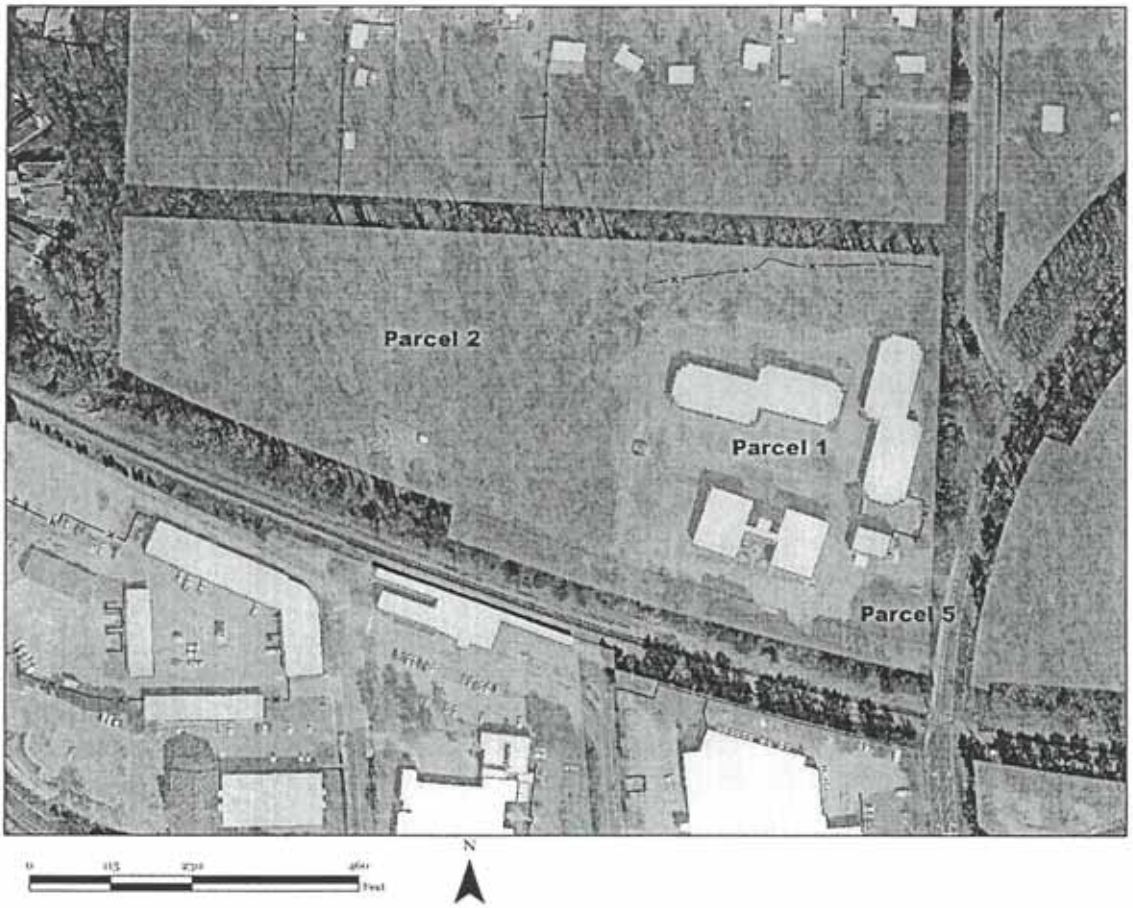


Figure 1: 506 North Henry Street parcels.

Figure 2: Red circle marks site boundaries of 44WB0006 as mapped in VCRIS with the Virginia Department of Historic Resources.

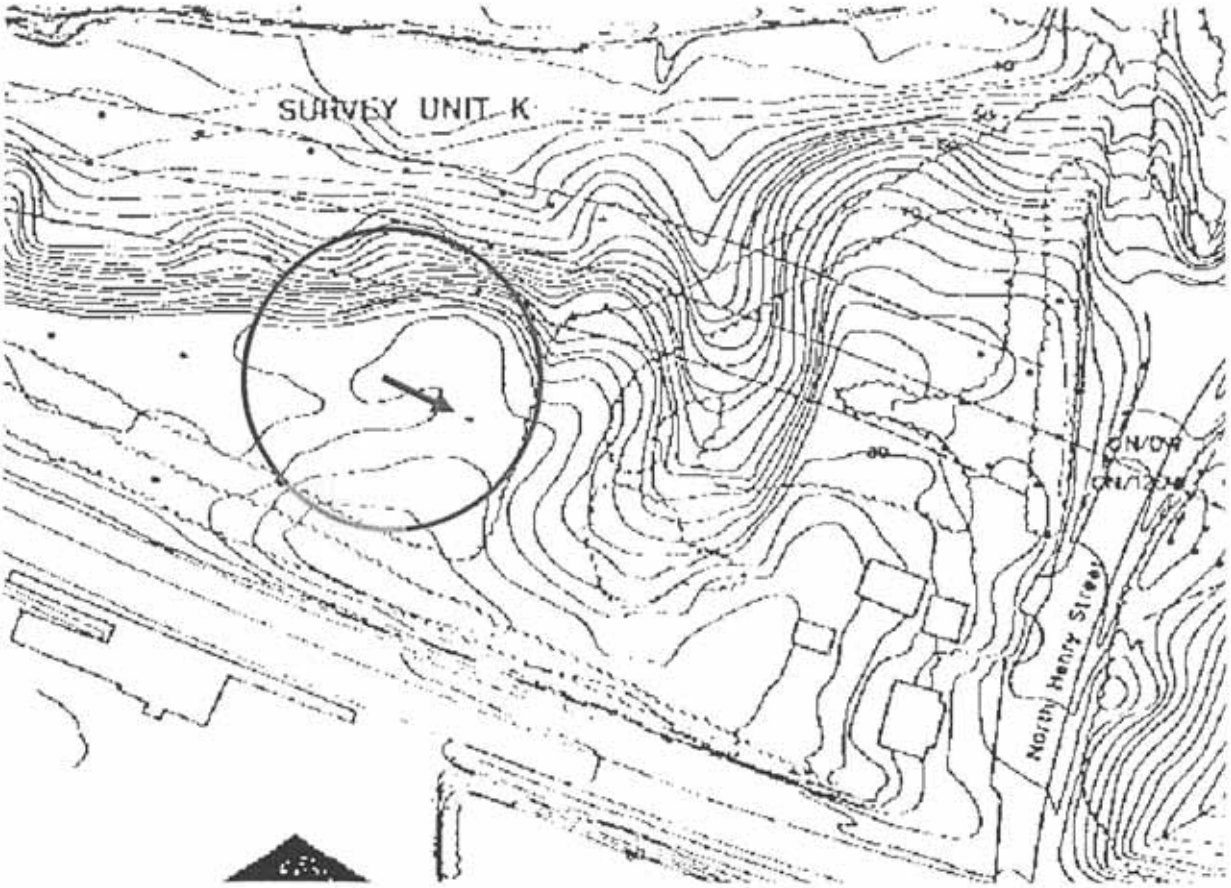


Figure 3: Map of shovel test pits excavated in 1983. Red circle marks approximate site boundaries of 44WB0006.

Documentary History

The area was part of the large property, called the Palace Park, given to the Colonial Governor, along with the Governor's Palace, in the 18th century. This property was cleared and portions were used as agricultural fields. After the Revolution, the property was given to the College of William and Mary, which proceeded to subdivide it and sell it off. Rev. Dr. Samuel Smith McCroskey purchased the entire property from the College in 1790 and held it until his death in 1803. McCroskey seems to have constructed buildings on the estate, because some were there in 1816 when Robert Saunders purchased the land at auction. Saunders and his son held the property until 1838, and archaeological surveys have identified several structures constructed during the Saunders ownership elsewhere on the property. John and Amanda Gregory purchased the land in 1838 before selling it to Dr. Samuel S. Griffin in 1841. The Griffin family subdivided the land and sold off several parcels to individual homesteaders, but the bulk of the property was still called the "Griffin Farm" in 1904 when it was purchased by the Southern Land Company. Since the area is located on a relatively flat bluff which slopes off steeply to the north and west, it is prime agricultural land. An aerial photograph of Williamsburg taken in 1927 shows that the property was mostly a cleared agricultural field, though a small dark smudge in the southern

portion of the area may be the remains of an earlier structure (Figure 4). The property was farmed until the mid-20th century, at which point it was allowed to become re-forested.

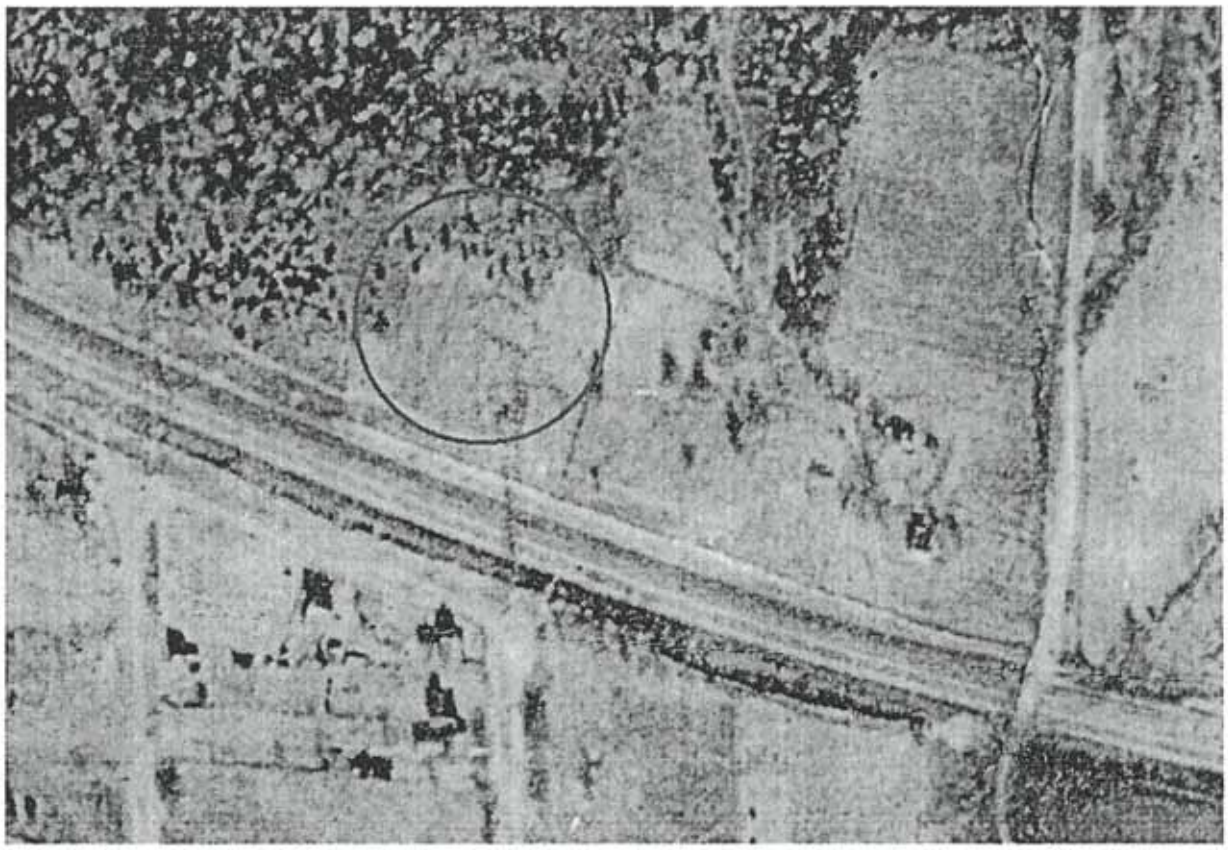


Figure 2: Red circle marks the approximate site boundaries of 44WB0006.

Archaeological Potential and Recommendations

The documentary and archaeological review of the property suggests a low probability of archaeological resources associated with the historic development of Williamsburg. The 1983 survey of the property revealed that in general the majority of the property has been disturbed or does not contain archaeological resources. Parcels 1 and 5, which contain the Governor's Inn Hotel has significantly disturbed that portion of the property. Parcel 2 contains site 44WB0006. This site appears to be a scatter of mid-19th through mid-20th century domestic refuse possibly associated with a small farmstead or tenant farm. The lack of intact subsurface features and disturbance across much of the property suggests that there is limited potential to gain new information from this site. We agree with the 1983 assessment and **recommend that no further archaeological work is needed for this property**.

Work Cited

Hunter, Robert R. Jr., Patricia Samford, and Marley R. Brown III. 1984. *Phase II Archaeological Testing of the Proposed Second Street Extension, York County and Williamsburg, Virginia*. Report submitted by Colonial Williamsburg Department of Archaeology to Virginia Department of Highways and Transportation. Manuscript on file at Colonial Williamsburg Department of Archaeology.

FISCAL IMPACT ANALYSIS **EXHIBIT D**

Summary

The proposed multi-family development will be fiscally positive for the City of Williamsburg. At buildout the City should receive an estimated $437,478 in tax revenue both directly and indirectly from the property. Meanwhile the total cost to provide the necessary services related to the additional residents the development brings are estimated to be $145,614. These calculations do not add in the increased positive consumer activity for the downtown markets, shops and restaurants which the development's residents will likely frequent. This added business can spark additional commercial market demand and sales tax revenue as well as help grow the downtown vibrancy vision.

The population, cost, and income data used for the analysis was provided by Carolyn Murphy from Finance Director Barbara Dameron.

Property Highlight

The development is designed as a luxury Class-A, multifamily apartment community with a projected 70 one bedroom apartments and 92 two bedroom apartments. That creates a total of 162 units with a total bedroom count of 254. For the purposes of this analysis we assume an average of 1.5 persons per bedroom to reside at the property for a total of 381.

The desire is to have mixed income units with 90% (146) of the units being regular market rate and the remaining 10% (16) to be reserved at 80% Area Mean Income (AMI) as defined by HUD and be income and rent restricted at those levels and mixed throughout the property.

ESTIMATED UNIT PRICE MATRIX

Type	Unit Count	Unit Rent
1 Bd – 80% AMI	7	$ 1112
2 Bd – 80% AMI	9	$ 1248
1 Bd – Full Market	63	$ 1390
2 Bd – Full Market	83	$ 1560

REVENUE

Real Estate, Sales, and Personal Property Tax

The project would generate substantial tax revenue for Williamsburg through additional real estate, sales and personal property taxes. Assuming a finished property valuation of $32,400,000 and a current tax rate on real estate of $0.60 per $100 the real estate taxes alone would be $32,400,000 / $100 x $.60 = $194,400 annually.

With the subject property's central city location it is fair to assume much of the residents' shopping and dining needs would take place in the city limits. This added local consumer base boosts not only local businesses but also Williamsburg City's budget through additional sales tax revenue.

City's 1% sales tax for FY19 (audited)	$4,828,777 / 15,383(pop.) = $314
Historic sales tax (1/2 %)	$2,012,985 / 15,383(pop.) = $131

When applying the estimated population of 381 persons and using same per person income the City could benefit and additional ($314 + $131) x 381 = $169,545 annually.

There is also the benefit of additional personal property tax for the City. The provided 2019 audited numbers show the city recognized an average of $2,012,985 / 15,383(pop.) = $193 per person. That would be an additional $193 x 381 = $73,533 for the City.

EXPENSES

School System

Castle Development Partners owns and operates several other properties which we consider very comparable to the proposed project and we used the actual information gathered from those properties to gather expected impact numbers. The comparable properties had a combined unit count of 772 units and a total 28 school age children, generating a per unit average of .036 students per unit. That generates an expected 6 school age children for the property if rounded up. It is worth noting that the comparable properties contain some 3 bedroom units as well which tend to have a higher likelihood of housing children. The subject property has no proposed 3 bedroom units.

Cost per student - $10,299/year

Added potential cost to Williamsburg school system – 6 students x $10,299 = $61,794/year

Emergency Services

According to provided data the costs related to emergency services is as follows:

Fire and EMS Service Cost – FY19 Audited	$4,153,194
EMS Recovery Fees	($649,142)
Emergency Services Agreement W&M	($120,000)
Net Cost	$3,384,091 / 15,383(pop.) = $220 per person

At an estimated population of 381 persons and using the same per person costs we get an additional annual cost of $220 x 381 = $83,820

CONCLUSION

In considering the impact of any new property there are typically positive and negative impacts. Some of those impacts are fiscal while some involve metrics that are harder to measure. As far as the fiscal impact of the subject property, through analysis of the data available we find an annual net positive to the City of $291,864 through a combination of both direct and indirect tax revenue. This revenue would be expected to grow over time creating a beneficial addition to the City budget without overburdening the City's various public services.

July 10, 2020

Mr. William S. Felts, L.S.
Landtech Resources, Inc.
3925 Midlands Road
Williamsburg, VA 23188

ECS Project No. 07:15203

Reference: Soils Exploration and Letter Report
Governor's Inn Redevelopment
City of Williamsburg
Williamsburg, Virginia

Dear Mr. Felts,

ECS Mid-Atlantic, LLC has completed hand augers and a letter report for the above referenced project. The proposed soils exploration is located near the intersection of North Henry Street and Lafayette Street in the City of Williamsburg, Virginia. The proposed development includes re-development including a new building and parking areas. ECS completed a soils exploration in areas with steeper slopes to help determine the amount of man-made fill (if encountered) within the steep slope areas. Please refer to the attached Boring Location Plan of Attachment I for the specific locations of the hand augers.

Three (3) hand augers (designated as HA-1 through HA-3) at a depth of 10-feet were performed along the slope as shown on the hand auger location plan. The hand augers were performed approximately mid-Visual observations of the slope areas were also performed. Observations for groundwater were made during sampling and upon completion of the augering operations at the hand auger boring locations. The Individual Soil Hand Auger Logs can be found in Attachment II, of this report. A copy of the Reference Notes for Boring Logs is included in Attachment III of this report.

Representative samples were selected and subjected to classification testing consisting of natural moisture content, gradation (including #200 wash), and atterberg limit testing and analysis. The Laboratory Testing Summary is included in Attachment IV.

SUBSURFACE CHARACTERIZATION

In general, the natural soils were generally classified as Silty SAND (SM), and Clayey SAND (SC), with varying amounts of silts and clays. The site was mostly wooded and the top 4 to 6 inches are topsoil laden with organics. The soils at the areas and depths explored appeared to be natural and did not appear to consist of man-made FILL material. Visual observation of the area appeared to confirm that based on the large trees that were present at the top and bottom of the slope as well as on the slope in areas.

GROUNDWATER OBSERVATIONS

Groundwater seepage into our hand augers borings was not observed during our exploration at the depths explored. Variations in the long term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, construction activities, and other factors. The highest groundwater observations are normally encountered in the late winter and early spring. The current groundwater observations are expected to be near the normal water table.

GENERAL COMMENTS

This letter report has been prepared in order to aid in the evaluation of this site and to assist Landtech Resources, Inc with the proposed project. The report scope is limited to the specific project and location described, and the project description represents our understanding of the significant aspects relevant to soil characteristics.

We have appreciated being of service to you during the design phase of this project and look forward to its successful construction. If you should have any questions regarding the information contained in this letter report or if we can be of any further assistance, please contact our office.

Respectfully,

ECS MID-ATLANTIC, LLC.

COMMONWEALTH OF VIRGINIA
W. LLOYD WARD
Lic. No. 034612
PROFESSIONAL ENGINEER

Mae L. Kemsley
Geotechnical Project Manager

W. Lloyd Ward, P.E.
VP/Williamsburg Branch Manager

Attachment: I. Site and Boring Location Diagram
Attachment: II. Hand Auger Boring Logs
Attachment: III. Reference Notes for Boring Logs
Attachment: IV. Laboratory Testing Summary

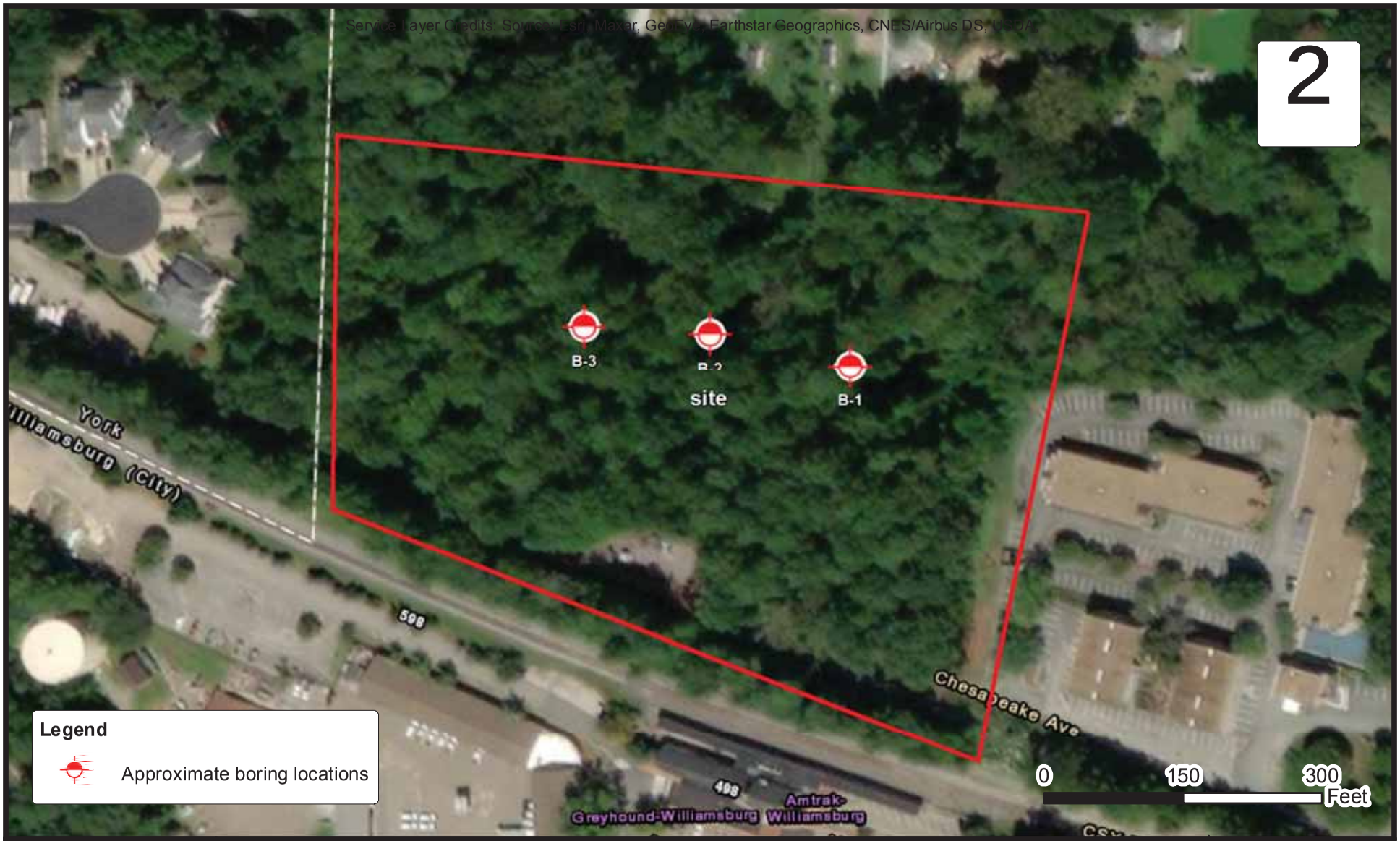
ATTACHMENT I

Site and Boring Location Plan

Site Location Diagram
GOVERNOR'S INN SOILS EXPLORATION

520 N. HENRY STREET, WILLIAMSBURG, VIRGINIA

ENGINEER	WLW
SCALE	1 " = 150 '
PROJECT NO.	07:20878
SHEET	1 OF 1
DATE	6/22/2020



Boring Location Diagram
GOVERNOR'S INN SOILS EXPLORATION

520 N. HENRY STREET, WILLIAMSBURG, VIRGINIA
LANDTECH RESOURCES, INC.

ENGINEER	WLW
SCALE	1 " = 150 '
PROJECT NO.	07:15203
SHEET	1 OF 1
DATE	7/2/2020

ATTACHMENT II

Hand Auger Boring Logs

CLIENT	Job #:	BORING #	SHEET
Landtech Resources, Inc.	07:15203	HA-1	1 OF 1

PROJECT NAME: Governor's Inn Soils Exploration

ARCHITECT-ENGINEER:

SITE LOCATION: 520 N. Henry Street, Williamsburg, James City County, VA

NORTHING: | EASTING: | STATION:

CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - - REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 55

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	ST	0	0	Topsoil Thickness [6.00"]		55	
					(SC) CLAYEY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense			
	S-2	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled brown, moist, very dense			
	S-3	ST	0	0				
5							50	
	S-4	ST	0	0				
	S-5	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled tan brown, moist, very dense			
10					END OF BORING @ 10'		45	
15							40	
20							35	
25							30	
30							25	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL WS ☐ WD ☒	BORING STARTED 07/03/20	CAVE IN DEPTH
WL(SHW) WL(ACR)	BORING COMPLETED 07/03/20	HAMMER TYPE Manual
WL	RIG Hand Augers FOREMAN ECS	DRILLING METHOD Hand Auger

CLIENT	Job #:	BORING #	SHEET
Landtech Resources, Inc.	07:15203	HA-2	1 OF 1

PROJECT NAME: Governor's Inn Soils Exploration

ARCHITECT-ENGINEER:

SITE LOCATION: 520 N. Henry Street, Williamsburg, James City County, VA

NORTHING | EASTING | STATION

CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - - REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

DESCRIPTION OF MATERIAL — ENGLISH UNITS

BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 55

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	ELEVATION (FT)
0	S-1	ST	0	0	Topsoil Thickness [4.00"] (SC) CLAYEY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense	55
	S-2	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense	
	S-3	ST	0	0		
5						50
	S-4	ST	0	0		
	S-5	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled tan brown, moist, very dense	
10					END OF BORING @ 10'	45
15						40
20						35
25						30
30						25

WATER LEVELS | BLOWS/6"

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL WS ☐ WD ☒	BORING STARTED 07/03/20	CAVE IN DEPTH
WL(SHW) WL(ACR)	BORING COMPLETED 07/03/20	HAMMER TYPE Manual
WL	RIG Hand Augers FOREMAN ECS	DRILLING METHOD Hand Auger

CLIENT	Job #:	BORING #	SHEET
Landtech Resources, Inc.	07:15203	HA-3	1 OF 1

PROJECT NAME: Governor's Inn Soils Exploration

ARCHITECT-ENGINEER:

SITE LOCATION: 520 N. Henry Street, Williamsburg, James City County, VA

NORTHING: | EASTING: | STATION:

CALIBRATED PENETROMETER TONS/FT²

ROCK QUALITY DESIGNATION & RECOVERY
RQD% - - - REC% ———

PLASTIC LIMIT% | WATER CONTENT% | LIQUID LIMIT%

STANDARD PENETRATION BLOWS/FT

ENGLISH UNITS

BOTTOM OF CASING | LOSS OF CIRCULATION

SURFACE ELEVATION 55

DEPTH (FT)	SAMPLE NO.	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0	S-1	ST	0	0	Topsoil Thickness [6.00"]		55	
					(SC) CLAYEY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense			
	S-2	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled orange brown, moist, very dense			
	S-3	ST	0	0				
5							50	
	S-4	ST	0	0				
	S-5	ST	0	0	(SM) SILTY FINE TO MEDIUM SAND, red mottled tan, moist, very dense			
10					END OF BORING @ 10'		45	
15							40	
20							35	
25							30	
30							25	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL.

WL WS ☐ WD ☒	BORING STARTED 07/03/20	CAVE IN DEPTH
WL(SHW) WL(ACR)	BORING COMPLETED 07/03/20	HAMMER TYPE Manual
WL	RIG Hand Augers FOREMAN ECS	DRILLING METHOD Hand Auger

ATTACHMENT III

Reference Notes for Boring Logs

REFERENCE NOTES FOR BORING LOGS

MATERIAL[1,2]	
	ASPHALT
	CONCRETE
	GRAVEL
	TOPSOIL
	VOID
	BRICK
	AGGREGATE BASE COURSE
	FILL[3] MAN-PLACED SOILS
GW	WELL-GRADED GRAVEL gravel-sand mixtures, little or no fines
GP	POORLY-GRADED GRAVEL gravel-sand mixtures, little or no fines
GM	SILTY GRAVEL gravel-sand-silt mixtures
GC	CLAYEY GRAVEL gravel-sand-clay mixtures
SW	WELL-GRADED SAND gravelly sand, little or no fines
SP	POORLY-GRADED SAND gravelly sand, little or no fines
SM	SILTY SAND sand-silt mixtures
SC	CLAYEY SAND sand-clay mixtures
ML	SILT non-plastic to medium plasticity
MH	ELASTIC SILT high plasticity
CL	LEAN CLAY low to medium plasticity
CH	FAT CLAY high plasticity
OL	ORGANIC SILT or CLAY non-plastic to low plasticity
OH	ORGANIC SILT or CLAY high plasticity
PT	PEAT highly organic soils

DRILLING SAMPLING SYMBOLS & ABBREVIATIONS

SS	Split Spoon Sampler	PM	Pressuremeter Test
ST	Shelby Tube Sampler	RD	Rock Bit Drilling
WS	Wash Sample	RC	Rock Core, NX, BX, AX
BS	Bulk Sample of Cuttings	REC	Rock Sample Recovery %
PA	Power Auger (no sample)	RQD	Rock Quality Designation %
HSA	Hollow Stem Auger		

PARTICLE SIZE IDENTIFICATION

DESIGNATION		PARTICLE SIZES
Boulders		12 inches (300 mm) or larger
Cobbles		3 inches to 12 inches (75 mm to 300 mm)
Gravel:	Coarse	¾ inch to 3 inches (19 mm to 75 mm)
	Fine	4.75 mm to 19 mm (No. 4 sieve to ¾ inch)
Sand:	Coarse	2.00 mm to 4.75 mm (No. 10 to No. 4 sieve)
	Medium	0.425 mm to 2.00 mm (No. 40 to No. 10 sieve)
	Fine	0.074 mm to 0.425 mm (No. 200 to No. 40 sieve)
Silt & Clay ("Fines")		<0.074 mm (smaller than a No. 200 sieve)

COHESIVE SILTS & CLAYS

UNCONFINED COMPRESSIVE STRENGTH, Q_P[4]	SPT[5] (BPF)	CONSISTENCY[7] (COHESIVE)
<0.25	<3	Very Soft
0.25 - <0.50	3 - 4	Soft
0.50 - <1.00	5 - 8	Firm
1.00 - <2.00	9 - 15	Stiff
2.00 - <4.00	16 - 30	Very Stiff
4.00 - 8.00	31 - 50	Hard
>8.00	>50	Very Hard

GRAVELS, SANDS & NON-COHESIVE SILTS

SPT[5]	DENSITY
<5	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
>50	Very Dense

RELATIVE AMOUNT[7]	COARSE GRAINED (%)[8]	FINE GRAINED (%)[8]
Trace	≤5	≤5
Dual Symbol *(ex: SW-SM)*	10	10
With	15 - 20	15 - 25
Adjective *(ex: "Silty")*	≥25	≥30

WATER LEVELS[6]

	WL	Water Level (WS)(WD) (WS) While Sampling (WD) While Drilling
	SHW	Seasonal High WT
	ACR	After Casing Removal
	SWT	Stabilized Water Table
	DCI	Dry Cave-In
	WCI	Wet Cave-In

[1] *Classifications and symbols per ASTM D 2488-09 (Visual-Manual Procedure) unless noted otherwise.*

[2] *To be consistent with general practice, "POORLY GRADED" has been removed from GP, GP-GM, GP-GC, SP, SP-SM, SP-SC soil types on the boring logs.*

[3] *Non-ASTM designations are included in soil descriptions and symbols along with ASTM symbol [Ex: (SM-**FILL**)].*

[4] *Typically estimated via pocket penetrometer or Torvane shear test and expressed in tons per square foot (tsf).*

[5] *Standard Penetration Test (SPT) refers to the number of hammer blows (blow count) of a 140 lb. hammer falling 30 inches on a 2 inch OD split spoon sampler required to drive the sampler 12 inches (ASTM D 1586). "N-value" is another term for "blow count" and is expressed in blows per foot (bpf).*

[6] *The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils. In clay and cohesive silts, the determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally employed.*

[7] *Minor deviation from ASTM D 2488-09 Note 16.*

[8] *Percentages are estimated to the nearest 5% per ASTM D 2488-09.*

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ATTACHMENT IV

Laboratory Testing Summary

Laboratory Testing Summary

Boring Number	Sample Number	Depth (feet)	MC[1] (%)	Soil Type[2]	Atterberg Limits[3]			Percent Passing No. 200 Sieve[4]	Moisture - Density (Corr.)[5]		CBR Value[6]	Other
					LL	PL	PI		Maximum Density (pcf)	Optimum Moisture (%)		
HA-1												
	S-1	4.00 - 4.00	14.7	SC				37.4				

Notes: 1. ASTM D 2216, 2. ASTM D 2487, 3. ASTM D 4318, 4. ASTM D 1140, 5. See test reports for test method, 6. See test reports for test method

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content (ASTM D 2974)

Project No. 15203

Project Name: Governor's Inn Soils Exploration

Client: Landtech Resources, Inc.

Printed On: Friday, July 10, 2020

ECS Mid-Atlantic, LLC

Williamsburg, VA

FY 2020 Income Limits Documentation System

FY 2020 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2020 Income Limit Area	Median Family Income Explanation	FY 2020 Income Limit Category	Persons in Family 1	2	3	4	5	6	7	8
Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area	$82,500	Very Low (50%) Income Limits ($) Explanation	28,900	33,000	37,150	**41,250**	44,550	47,850	51,150	54,450
		Extremely Low Income Limits ($)* Explanation	17,350	19,800	22,300	**26,200**	30,680	35,160	39,640	44,120
		Low (80%) Income Limits ($) Explanation	46,200	52,800	59,400	**66,000**	71,300	76,600	81,850	87,150

NOTE: Williamsburg city is part of the **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area**, so all information presented here applies to all of the **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area**.

The **Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area** contains the following areas: Currituck County, NC; Gloucester County, VA; Isle of Wight County, VA; James City County, VA; Mathews County, VA; York County, VA; Chesapeake city, VA; Hampton city, VA; Newport News city, VA; Norfolk city, VA; Poquoson city, VA; Portsmouth city, VA; Suffolk city, VA; Virginia Beach city, VA; and Williamsburg city, VA.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2020 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2020 Fair Market Rent documentation system.

For last year's Median Family Income and Income Limits, please see here:

FY2019 Median Family Income and Income Limits for Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area

Select a different county or county equivalent in Virginia:

Virginia Beach city
Warren County
Washington County
Waynesboro city
Westmoreland County
Williamsburg city

Select county or county equivalent

Select any FY2020 HUD Metropolitan FMR Area's Income Limits:

Virginia Beach-Norfolk-Newport News, VA-NC HUD Metro FMR Area

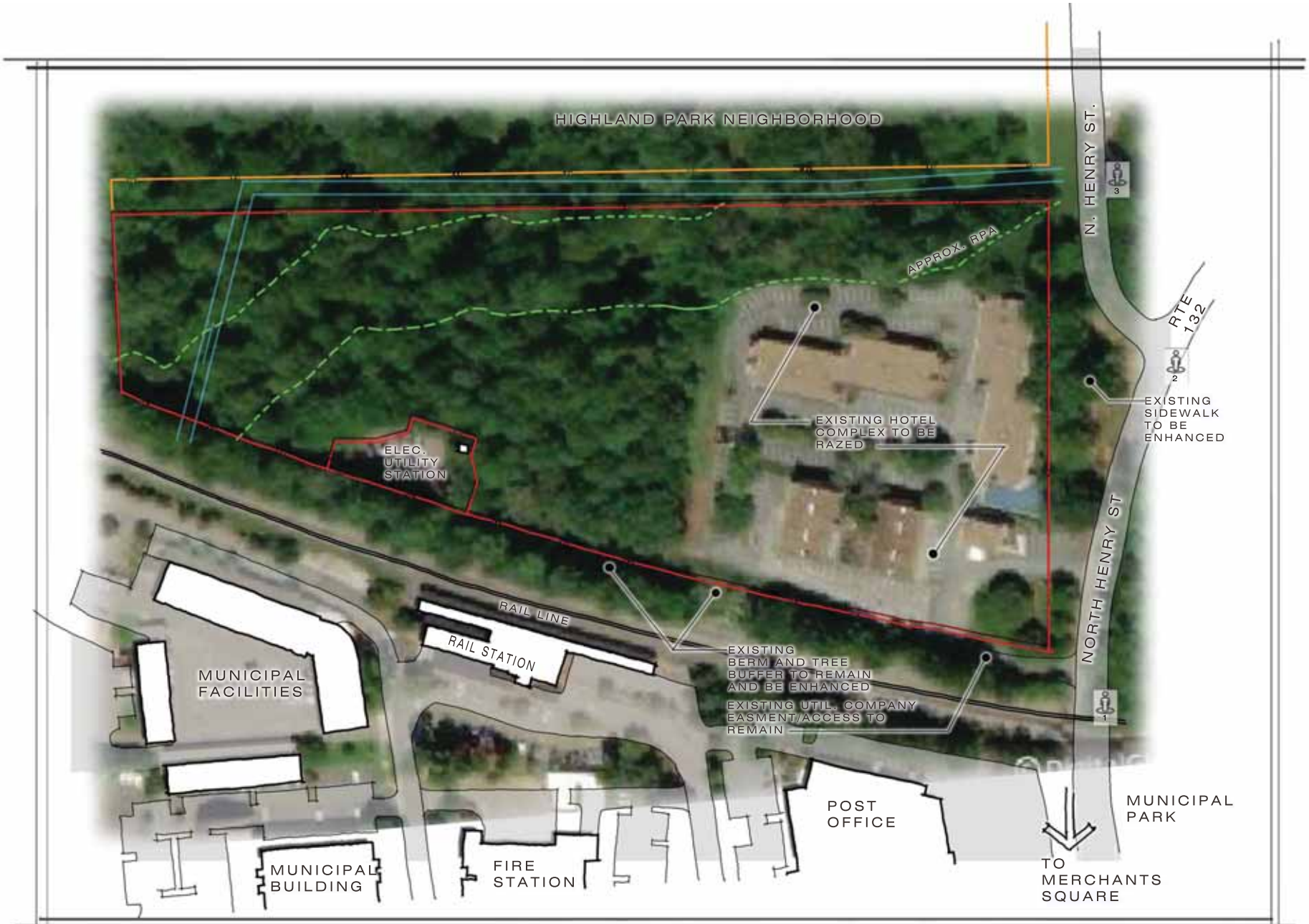
Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

Update URL For bookmarking or E-Mailing

Prepared by the Program Parameters and Research Division, HUD.



EXISTING SITE CONDITIONS

BEFORE | AFTER

HOPKS & ASSOCIATES

VIGNETTE #1

BACK

HOPKE & ASSOCIATES

BEFORE AFTER

VIGNETTE #2

BACK

HOFFAS & ASSOCIATES

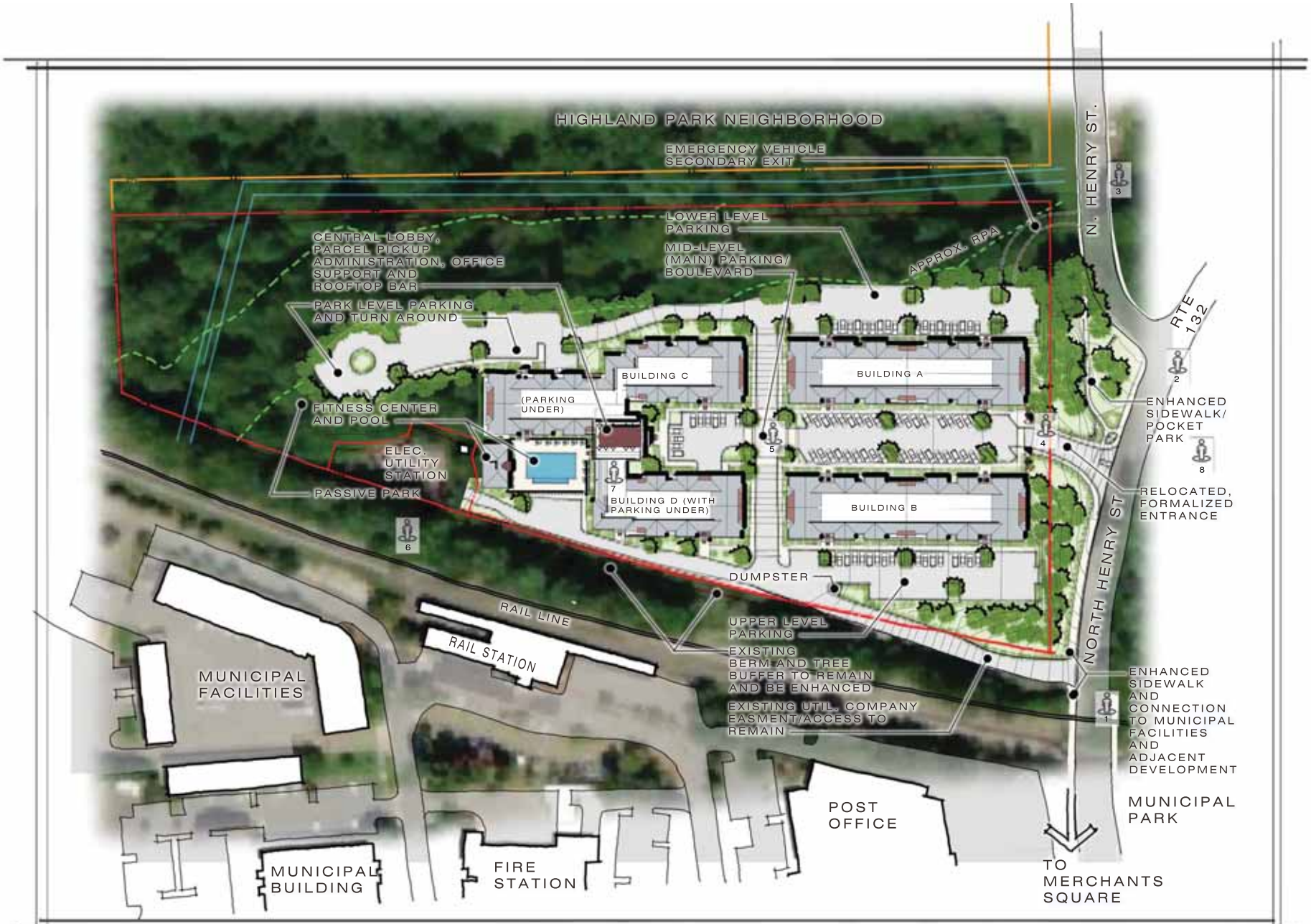
BEFORE AFTER

VIGNETTE #3

BACK

HOPKE & ASSOCIATES

BEFORE AFTER



OVERALL SITE PLAN

BEFORE AFTER

HOPKS & ASSOCIATES

BEFORE AFTER BACK

BEFORE AFTER

BACK

BEFORE AFTER

BACK

BACK

VIGNETTE #5

BACK

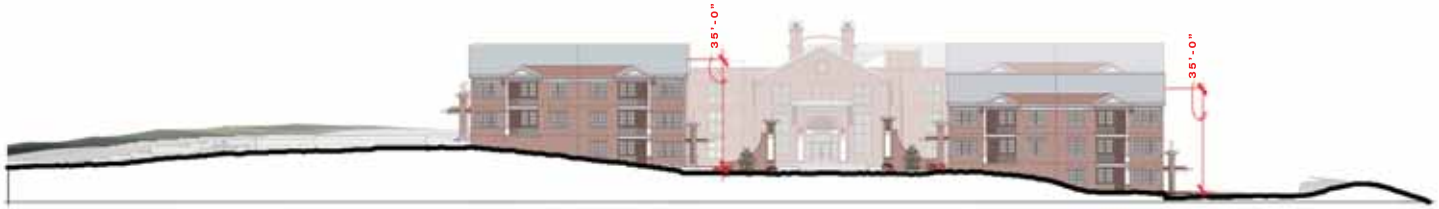
VIGNETTE #6

BACK

VIGNETTE #7

BACK

BACK



EAST FACING SITE SECTION

EAST ELEVATION

SITE REFERENCE PLAN

PERSPECTIVE FROM HENRY ST

H&A #40006

CONCEPTUAL DESIGN for the

REDEVELOPMENT of GOVERNOR'S INN

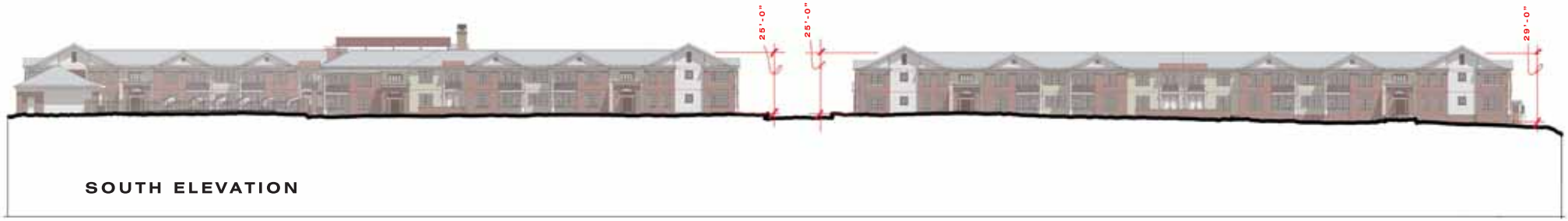
CITY OF WILLIAMSBURG, VIRGINIA

0 40 80 160 320
0 80 160 320 640

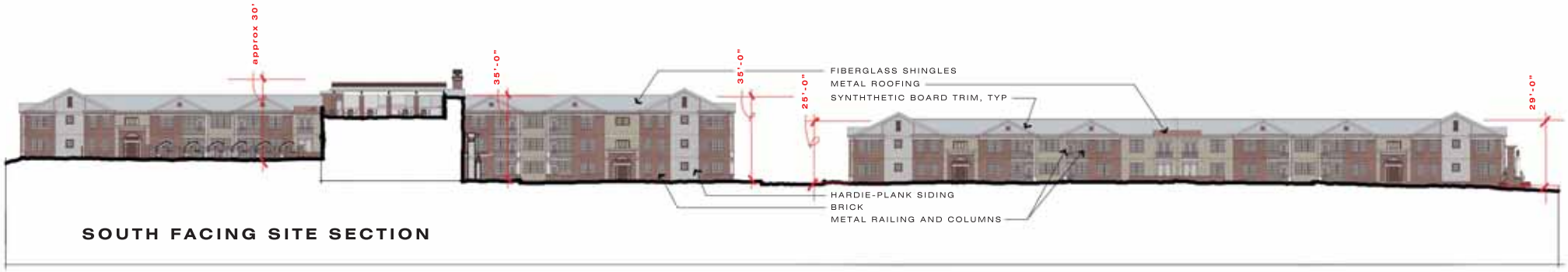
18 MAY 2020

HOPKE & ASSOCIATES
ARCHITECTURE | PLANNING | INTERIORS

SITE REFERENCE PLAN



SOUTH ELEVATION



SOUTH FACING SITE SECTION

H&A #40006

CONCEPTUAL DESIGN for the

REDEVELOPMENT of GOVERNOR'S INN

CITY OF WILLIAMSBURG, VIRGINIA

0 40 80 160 320
0 80 160 320 640

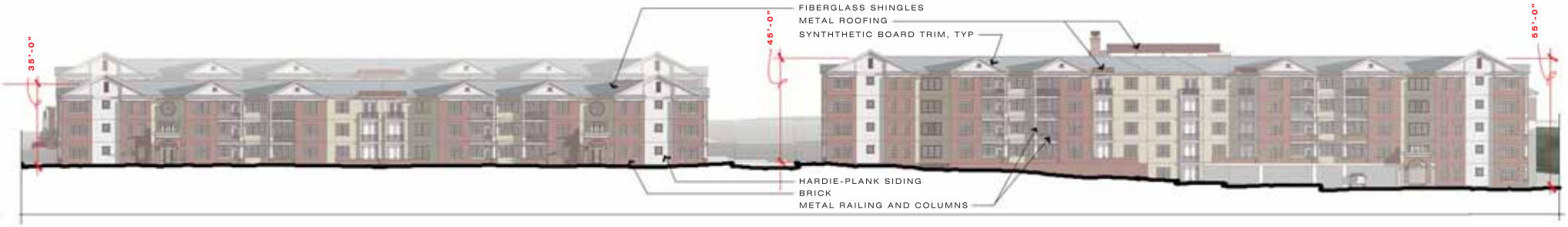
18 MAY 2020

HOPKE & ASSOCIATES
ARCHITECTURE | PLANNING | INTERIORS
1106 JAMESTOWN ROAD, SUITE C
WILLIAMSBURG, VIRGINIA 23185
757-229-1192
www.hopke.com

WEST ELEVATION

SITE REFERENCE PLAN

NORTH FACING SITE SECTION



NORTH ELEVATION

H&A #40006

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CITY OF WILLIAMSBURG, VIRGINIA

0 40 80 160 320
0 80 160 320 640

18 MAY 2020

HOPKE & ASSOCIATES
ARCHITECTURE | PLANNING | INTERIORS

Carolyn Murphy

From: Mary Bull <marybull1665@gmail.com>
Sent: Thursday, August 20, 2020 11:54 PM
To: Elaine McBeth; Jeffrey Klee; Andrew Edwards; Justin Shawler; Greg Granger; James Boswell; John Tarley; Carolyn Murphy
Subject: Governor's Inn Redevelopment

[**NOTICE:** This message originated outside of the City of Williamsburg mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello all,

I am a resident of Highland Park (6 years renting on Burbank St, bought a home on Dunning St in June this year), and I'm very pleased with the idea of the redevelopment of the Governor's Inn tract.

I attended the planning meeting yesterday and wanted to comment positively on the redevelopment project but unfortunately had to leave a little after 5pm for another commitment. Since many of the comments from my neighbors had a negative cast, I wanted to go on the record to say that I really like the direction of this development for the city.

Higher density development is really the future for energy and climate efficiency, affordability, and social benefit. I chose to live in Highland Park because I love being able to walk to restaurants, shops, and interesting areas. With the limited parking downtown, a walkable living area nearby is a great choice - I park at my friend's apartment in the Norfolk Harbor area for this reason. Smaller dwellings with shared walls is overall a big energy savings, which is important for so many reasons, including overall carbon related efficiency. Also, it seems like the developers have done a reasonable job designing a pleasant and effective building and area that suits the location, and they've made changes to satisfy some of the more substantive Highland Park neighborhood critiques.

I would like the city to use its leverage to push for lower rents in at least a portion of the apartments; as one of you pointed out, their "affordable" rent rate is too high for me when I was a Colonial Williamsburg interpreter a couple of years ago. I'd love to see a rate like $800/month for a single and $1000/month for a 2 bedroom in the income adjusted apartments, still a bit pricey for that audience but reflective of the newer fancier development.

Thanks for your time and work on this project; this type of development close to the downtown Williamsburg area is a new and welcome change for me after ten years of living here; I'm very happy to see more walkable housing (and someday, a walkable grocery store!) where I live.

Mary Bull
424 Dunning St

Zoning Administrator - Architectural Review Board - City Council - Planning Commission

Attached is a copy of a letter that has been signed by 18 members of the Highland Park Community (with how many years they have lived in Highland Park) in response to the proposed re-development of the land where the Governor's Inn now stands. The original letters have all been delivered to the Zoning Administrator.

We understand that this closed motel that is becoming and eyesore must go, but question the need for the development to be as large as proposed and are especially concerned about the number of trees that will be sacrificed for this development, which goes well beyond the current building footprint. These trees are crucial to our neighborhood – providing a buffer from this development and the train tracks.

We are willing to meet with you at any time to discuss our concerns.

Mary Cottrill on behalf of those who signed individual letters.

Mary Cottrill 8 July 2020

Vickie Tyler – Highland Park Civic Association President, 51 years (419 Henderson St.)

Roger Wynn – 70 years (his entire life) (421 Burbank St.)

Ray Morman – 69 years (his entire life) (524 Burbank St.)

William Byrd – 65 years (529 Burbank St.)

Floyd Parker – trustee Union Baptist Church – 55 years (108 Alice St.)

Robert and Jennifer Walton – 52 years (510 Burbank St.)

Henrietta Morman – 36 years (500 Burbank St.)

Robert Lee Conder – 33 years (512 Burbank St.)

Lucretia and Rodney Piggott – 28 years (420 Burbank St.)

Mary Cottrill – 23 years (512 Burbank St.)

Mary Shaw – 16 years (426 Dunning St.)

Junious Williams – 15 years (416 Burbank St.)

Mary Washington – 5 years (524 Burbank St.)

Mary Bull – 5 years (520 Burbank St.)

Charles Ritinski – 4 years (424 Dunning St.)

Kyle Williams – 3 years (426 Burbank St.)

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
[illegible] – 757.870.1769 (voice or text)

9 July 2020

Zoning Administrator
401 Lafayette Street
Williamsburg, VA 23185-3617

Copies to - Architectural Review Board, City Council, Planning Commission

We the undersigned residents of the Highland Park Community and all those who reside on the South Side of Burbank Street hope that you will consider our comments below concerning the request for an administrative waiver to Section 21-782 of the Zoning Ordinance for 504, 506, 510 and 520 North Henry Street (Tax Map #435-0A-00-005,6 and 435-08-00-A,B).

We hope that these issues have already been addressed, but as City residents with a vested stake in this development, we want to make sure since they are very important to the integrity of our community.

- ALL lights on the property should be placed so that they minimize light bleed into the Highland Park Community and to minimize disruption to wildlife in the area.

- In order to serve this new neighborhood and to better serve the Highland Park Community, a covered/illuminated WATA Bus Stop should be built as part of this project on both sides of Henry Street, with a free transfer from Henry Street to the Transportation Center.

- To make this new neighborhood part of a walkable Williamsburg and to better serve the Highland Park Community, sidewalks need to be made ADA Accessible and we need a clear walkable path across the railroad tracks.

- We treasure the trees that have softened the impact of the Governor's Inn on our backyards. We would like to know that these trees will not be sacrificed in the name of development. With the drastic changes in grade on this property and our properties, trees that might not seem significant can be critical to the view from both communities. These trees not only provide a buffer for light and noise, but are home to many species of birds and provide shelter for deer, squirrels, groundhogs and other wildlife.

We ask:

- What is the anticipated impact of this new development on our schools? Isn't Matthew Whaley at or beyond capacity already? How will this impact Highland Park children?

- During construction, what is the anticipated noise impact on our neighborhood and the wildlife that inhabits the wetlands behind our homes?

- What impact will these 150+ 2-Bedroom units have on traffic on North Henry Street?

- Does the City Fire Department already have the equipment necessary to fight a fire in the multi-story units?

- Where is the exact location of the proposed 2nd exit from the apartments? Will this be used daily or only for emergencies? Has it been planned so that the number of trees removed will be minimized?

- What will be done to keep this new neighborhood vibrant in the future? We don't want to be living behind another vacant eyesore in 15 years.

We welcome well-planned developments in our City and we look forward to working with the City as they make smart decisions as to the future of the property currently occupied by the Governor's Inn.

Thank you for listening to our concerns,

Roslyn Banks
signature

Roslyn Banks
print name

422 Roycroft St
address

10 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185
Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

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Thank you for listening to our concerns,

Mary Cecelia Johnson

signature

Mary Cecelia Johnson

print name

414 Burbank Street
address

68 Years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185
Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Jennifer Howlett

signature

Jennifer Howlett

print name

– Matthew Whaley already has 2 trailers. Even with the anticipation of a new elementary school, that may or may not be placed to ease overcrowding, is the City willing to help fund WJCC to accomodate a large influx of new students?
Jennifer Howlett

Jay M. Howlett

608 N Henry St
address

20 years in the neighborhood.
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Robert Lee Conder

signature

Robert Lee Conder

print name

512 Burbank St

address

33

years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

Zoning Administrator
401 Lafayette Street
Williamsburg, VA 23185-3617

Copies to - Architectural Review Board, City Council, Planning Commission

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- In order to serve this new neighborhood and to better serve the Highland Park Community, a covered/illuminated WATA Bus Stop should be built as part of this project on both sides of Henry Street, with a free transfer from Henry Street to the Transportation Center.

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We welcome well-planned developments in our City and we look forward to working with the City as they make smart decisions as to the future of the property currently occupied by the Governor's Inn.

Thank you for listening to our concerns,

Vickie Tyler
signature

Vickie Tyler - Civic Association President
print name

419 Henderson Street
address

51 Years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

Zoning Administrator
401 Lafayette Street
Williamsburg, VA 23185-3617

Copies to - Architectural Review Board, City Council, Planning Commission

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Thank you for listening to our concerns,

signature

Robert & Jennifer Walton
print name

510 Burbank St.
Williamsburg, VA 23185
address

52 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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401 Lafayette Street
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Thank you for listening to our concerns,

Mary Cottrill
signature

Mary Cottrill
print name

516 Burbank Street
address

23
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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401 Lafayette Street
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Thank you for listening to our concerns,

Kyle A. Williams
signature

Kyle A. Williams
print name

426 Burbank Street
address Williamsburg, VA 23185

3 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

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401 Lafayette Street
Williamsburg, VA 23185-3617

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Thank you for listening to our concerns,

signature

Mary Bull
print name

520 Burbank St
address

5
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

trustee

Zoning Administrator
401 Lafayette Street
Williamsburg, VA 23185-3617

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Thank you for listening to our concerns,

Henrietta R. Marman
signature

Henrietta R. Marman
print name

500 Burbank Street
address

36 years
years in the Highland Park Community

I oppose and disapprove of having an entry or Exit - from the apartment to the Highland Park Community - off of North Henry Street. - Please Keep the entry + Exit from the apartments Hotel Same as the Hotel has NOW Governor's INN = =

"Safety of our Kids/Children "Play Ground."

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

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401 Lafayette Street
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Thank you for listening to our concerns,

Ray Mohman
signature

Ray Mohman
print name

524 Burbank St.
address

69 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

signature

Mary Washington
print name

524 Burbank St
address

5 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Floyd N Parker trustee
signature

Floyd N. Parker
print name

108 Alice street
address

Union Baptist Church (55 years)
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Mary Ellis Shaw
signature

MARY E. SHAW
print name

426 Dunning St.
address
Williamsburg, VA. 23185

16 YEARS
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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We welcome well-planned developments in our City and we look forward to working with the City as they make smart decisions as to the future of the property currently occupied by the Governor's Inn.

Thank you for listening to our concerns,

signature

Charles J Ritinski

print name

424 Dunning Street
Williamsburg, VA

address

4

years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

9 July 2020

Zoning Administrator
401 Lafayette Street
Williamsburg, VA 23185-3617

Copies to - Architectural Review Board, City Council, Planning Commission

We the undersigned residents of the Highland Park Community and all those who reside on the South Side of Burbank Street hope that you will consider our comments below concerning the request for an administrative waiver to Section 21-782 of the Zoning Ordinance for 504, 506, 510 and 520 North Henry Street (Tax Map #435-0A-00-005,6 and 435-08-00-A,B).

We hope that these issues have already been addressed, but as City residents with a vested stake in this development, we want to make sure since they are very important to the integrity of our community.

- ALL lights on the property should be placed so that they minimize light bleed into the Highland Park Community and to minimize disruption to wildlife in the area.

- In order to serve this new neighborhood and to better serve the Highland Park Community, a covered/illuminated WATA Bus Stop should be built as part of this project on both sides of Henry Street, with a free transfer from Henry Street to the Transportation Center.

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Thank you for listening to our concerns,

Roger Wynn
signature

ROGER WYNN
print name

421 BurBank street
address

Life (70 years)
years in the Highland Park Community

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Williamsburg, VA 23185

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Thank you for listening to our concerns,

William R. Byrd
signature

William R. Byrd
print name

529 Burbank St
address Williamsburg VA.

65.
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

Lucretia Piggott Rodney Piggott
signature

Lucretia Piggott Rodney Piggott
print name

420 Burbank St 420 Burbank St
address

28 years 28 years
years in the Highland Park Community

Concerned Neighbors on Burbank Street and the Highland Park Community
Williamsburg, VA 23185

Contact: Mary Cottrill, 516 Burbank Street, Williamsburg, VA 23185
marycottrill@hotmail.com – 757.870.1769 (voice or text)

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Thank you for listening to our concerns,

X Junious Williams
signature

X Junious Williams
print name

416 Burbank Street
address

15 years -
years in the Highland Park Community

138 Bastille Court
Williamsburg, VA 23185
grandmagaga1@gmail.com
804 387 6947

RECEIVED
JUL 8 2020

5 July 2020

Heather Markle
Zoning Administrator
City of Williamsburg
401 Lafayette Street
Williamsburg, VA 23185-3617

Dear Ms. Markle:

Before we purchased our property in 2002, we were told the land behind our property at 138 Bastille Court would never be developed as the land would not perk. We were also told Colonial Williamsburg used their property as a buffer between Governor's Inn and our property and could not be developed. As a result, I must express my displeasure at the development of this land and have a few questions I would like answered.

Will all buildings be well on their side of the RPA? Will their construction remain up the hill above the wooded buffer?

I am also concerned about drainage issues affecting the creek and how this could possibly impact my property and others on the York County side of the creek as well as CSX property. Have studies been done, and, if so, what were the conclusions? Has York County been notified of this proposed development?

When we built in 2002, the developer was required by York County to dig a deeper footing for our two-story home due to the close proximity to CSX tracks. Even with the deeper footing, we still have vibrations as

trains move past. If high-speed rail is approved, the vibrations will be worse. How will this impact a multi-story building?

I look forward to your answers.

Sincerely,

Nancy G. Pierson

Nancy G. Pierson

July 2, 2020

Heather Markle

Zoning Administrator

401 Lafayette St., Williamsburg

We are writing regarding the waiver request to allow construction on slopes greater than 20% on the Governor's Inn property.

The restrictions were written for any number of reasons---perhaps including safety, erosion control, technological/construction hurdles, esthetics, accessibility by end users, etc. If those may present a partial list of reasons---are there issues or concerns as to the stability of the soil beneath to withstand the construction? Does it make a difference as to whether the current slope is 'natural' vs. 'man made'?

We are wondering what makes this project so special/unique as to require a waiver? As I have researched it appears waivers are "somewhat common"—and, if so, why not simply change the regulations to allow for construction on slopes greater than 20%?

Thank you for your time. We understand the meeting is now scheduled for August 19 at 3:30. If different please advise.

142 Bastille Court, Williamsburg

Sharon Willoughby

Sharon Willoughby

Bryce Hinsch

Bryce Hinsch 920.710.2324

June 20, 2020

To Heather Markle, Zoning Administrator

I am a resident of Highland Park and current homeowner of 426 Burbank Street who STRONGLY OBJECTS to the waiver request to Section 21-782 of the Zoning Ordinance.

Should you require any additional information please do not hesitate to contact me at (410) 533-5766.

Yours Sincerely,

Kyle Williams

Kyle Williams

CITY OF WILLIAMSBURG
MEMORANDUM

DATE: **August 21, 2020**

SUBJECT: **PCR#20-002**
Zoning Text Amendment to Article IV. Supplemental District Regulations by amending Section 21-607 Special yard regulations pertaining to open decks, unenclosed porches, balconies, and the enclosure of existing unenclosed porches.

The Board of Zoning Appeals on November 5, 2019, directed staff to draft an ordinance for consideration by Planning Commission and City Council to amend the Zoning Ordinance to address the encroachment of open decks and porches into the side and rear yards.

This amendment is due to the number of requests for unenclosed porches that encroach into a required yard setback to become fully enclosed as part of the primary structure's footprint, thereby making the primary structure non-conforming.

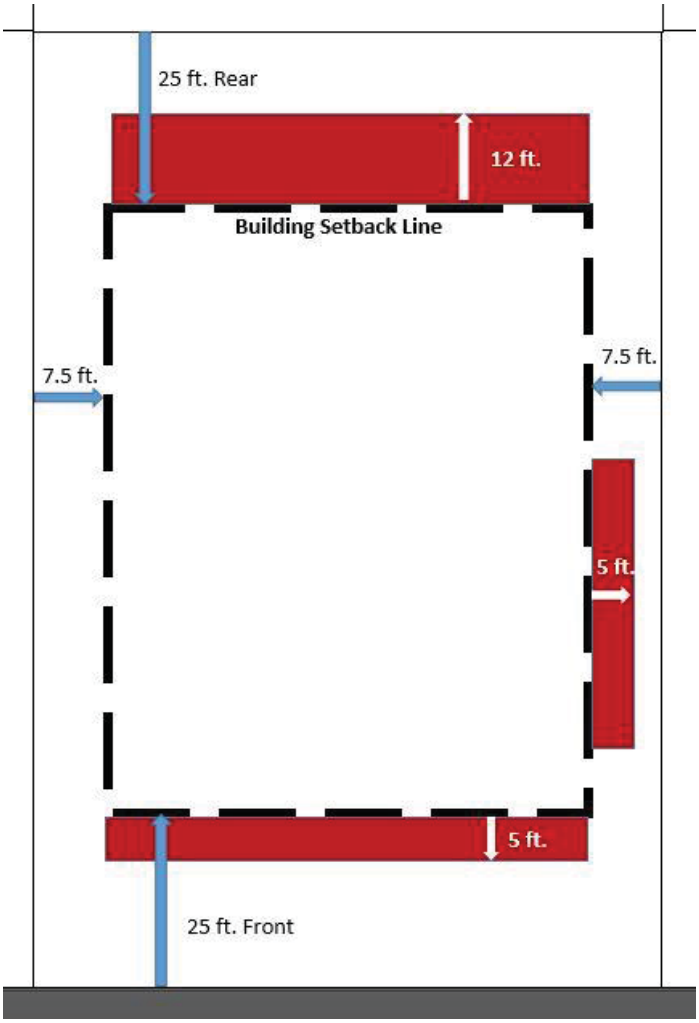
The Board of Zoning Appeals reviewed the proposed amendment on February 4, 2020, and supports the proposed ordinance.

CURRENT REGULATIONS

Zoning

Article IV Section 21-607 Special yard regulations currently allows:

(c) Unenclosed porches, terraces, balconies and decks may extend five-feet into a required front yard, five-feet into a required side yard, and 12 feet into a required rear yard. "Unenclosed" shall mean no side enclosure, other than railings, that is more than 18 inches in height, exclusive of screens.



PROPOSED ORDINANCE

The following sections of the City's Zoning Ordinance require updating per the attached ordinance:

- Amend Section 21-607(c) Open decks may extend five feet into a required front yard, five-feet into a required side yard, and 12 feet into a required rear yard. "Open deck" shall mean a deck with no roof and no side enclosure other than railings, and which does not have permanent foundations.
- Add Section 21-607(d) Unenclosed porches and balconies shall not project into any required yard areas. "Unenclosed porches or balconies" shall mean a porch or balcony with a roof but no side enclosure, other than railings or screens.
- Add Section 21-607(e) Enclosure of existing unenclosed porches encroaching into a required set back is permitted only with a Special Exception.
- Renumbering Section 21-607 (d), (e), and (f) for the above changes.

ANALYSIS

Staff has received several requests for unenclosed porches that currently encroach into the required yard setback, to become fully enclosed as part of the footprint of the primary structure. The homeowner is required to go to the Board of Zoning Appeals and receive a variance, thereby making the primary structure non-conforming. The proposed ordinance would prevent future construction of unenclosed porches into the required setback. The building setbacks are designed to maintain a standard yard requirement in each zoning district. When multiple homes are requesting expansion into the required setback, the Zoning District's uniformity is compromised. Additionally, recent new construction of houses has shown that developers are building the home's footprint to the limit of the setback and then extending the roofline as far as possible to create unenclosed porches in the front, side, and rear yards. These houses are closer to the street and adjacent homes resulting in diminished side and rear yards.

The proposed ordinance would not prevent homeowners from constructing unenclosed porches so long as they are located within the approved building setbacks.

For homeowners who currently have an unenclosed porch with a roof and existing foundation that extends into the required setback, the proposed ordinance requires a special exception for the enclosure rather than a variance.

A special exception is a use that is permitted under the zoning ordinance so long as the conditions for its availability outlined in the ordinance are met, and the proposed use does not infringe the health, safety, and welfare of the community.

A variance is a form of relief from the zoning ordinance to permit the use of land in a way that is not otherwise permitted under the ordinance. Variances are granted where the terms of the zoning ordinance, if applied, would impose an unnecessary hardship on the landowner, rendering the property virtually useless. Absent a hardship; a variance should not be granted.

STAFF RECOMMENDATION

Staff recommends amending Section 21-607 Special yard regulations pertaining to open decks, unenclosed porches, balconies, and the enclosure of existing unenclosed porches as proposed in the attached ordinance.

PLANNING COMMISSION

Planning Commission held a public hearing on August 19, 2020. One citizen spoke on the request.

Planning Commission recommended to City Council by a vote of 6-0-1, to amend Section 21-607 Special yard regulations pertaining to open decks, unenclosed porches, balconies and the enclosure of existing unenclosed porches as proposed in the attached ordinance.

CITY COUNCIL PUBLIC HEARING

A City Council public hearing is scheduled for their regular meeting on September 10, 2020, in the Council Chambers of Stryker Center at 2:00 p.m. Should the COVID-19 restrictions imposed by the Governor of Virginia change, City Council may hold this meeting electronically. In that event, written comments will be accepted by City Council by sending an email to virtualcitycouncil@williamsburgva.gov. Members of the public may participate in the meeting. Please check the City's website at www.williamsburgva.gov for more information prior to the meeting date.

Heather Markle
Zoning Administrator

PROPOSED ORDINANCE #20-

AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE IV, SUPPLEMENTAL DISTRICT REGULATIONS
SECTION 21-607 SPECIAL YARD REGULATIONS
(PCR# 20-002)

These revisions to Chapter 21, Zoning, are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21, as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article IV. Supplemental District Regulations shall be amended to read as follows:

ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS

Sec. 21-607. Special yard regulations.

(a) Except as specified in this section, and except for permitted accessory buildings, a required yard shall be open and free from any building.

(b) A bay window which is not more than ten feet wide may extend three feet into a required front or rear yard.

~~(c) Unenclosed porches, terraces, balconies and decks may extend five feet into a required front yard, five feet into a required side yard, and 12 feet into a required rear yard. "Unenclosed shall mean no side enclosure, other than railings, that is more than 18 inches in height, exclusive of screens.~~

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(e) Enclosure of existing unenclosed porches encroaching into a required set back is permitted only with a Special Exception.

~~(d)~~ (f) The ordinary projections of chimneys and flues may extend into a required yard.

~~(e)~~ (g) Mechanical or HVAC equipment may be located in a required side or rear yard, but on corner lots shall not project beyond the required side yard on the street side of the corner lot.

~~(f)~~ (h) The front, side and rear yard requirements of this chapter shall not apply to any necessary retaining wall or required screening fence.

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____ _____

Douglas G. Pons, Mayor

Attest: _____

Sandi Filicko, Clerk of Council

CITY OF WILLIAMSBURG
MEMORANDUM

DATE: **August 21, 2020**

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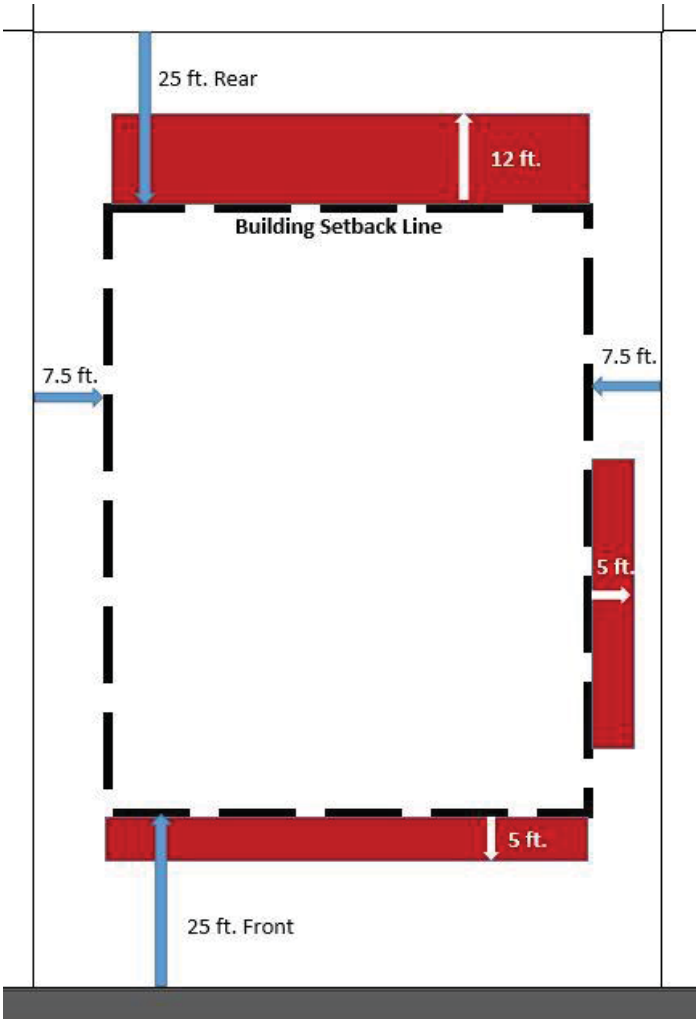

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MEMORANDUM

DATE: **August 21, 2020**

SUBJECT: **PCR#20-008:** Zoning Text Amendment to Article VI, Signs, Section 21-749 of the Zoning Ordinance pertaining to Signs specifically to prohibited signs in all sign districts.

This is a request to amend Article VI, Signs, Section 21-749(a)(3) of the Zoning Ordinance by adding additional text to prohibited uses for moving devices, as well as costumes and signs held or worn by a person that is in motion by any means, including fluttering or rotating as outlined in the attached proposed ordinance. Staff has received complaints concerning individuals dressed in costume displaying signs or advertising signs on and off-premise in the City.

CURRENT REGULATIONS

Zoning

The statement of intent for Article VI – Signs reads:

> The intent of this article is to establish limitation on signs to ensure that they are appropriate to the neighborhood, building or use to which they are appurtenant and are adequate, but not excessive, for their intended purpose as a means of communication without adverse impact on the visual character of the area; to ensure that signs are compatible with their surroundings: to maintain and enhance the aesthetic environment of the Colonial Williamsburg Historic Area, the city and its entrance corridors; to improve pedestrian and traffic safety; to minimize the possible adverse effect of signs on nearby public and private property; to avoid visual clutter that is potentially harmful to traffic and pedestrian safety; property values, and community appearance; and to enable the fair and consistent enforcement of these sign regulations. Any display of off-premises signs is considered inappropriate to the character and sound development of the city, and it is intended by this article that street and highway rights-of-way in the city shall not be made available for such display unless otherwise permitted on immediately adjacent property, on private property or public rights-of-way that are erected and maintained by the City of Williamsburg, or on public rights-of-way erected by a governmental entity authorized by City Council.

The Zoning Ordinance currently prohibits off-premise signage and portable signs. It also prohibits any sign consisting of pennants, ribbons, spinners, blades, inflatables, or other similar moving devices. Staff is proposing to tighten section 21-749(a)3 of the

Zoning Ordinance to prohibit floating and stationary balloons, a string of flags, sail/feather signs, inflated devices or other similar moving devices, as well as costumes and signs held or worn by a person that is in motion by any means, including fluttering or rotating. This change will help with enforcement and better define signs that are prohibited in the City.

STAFF RECOMMENDATION

That Planning Commission recommends to City Council adoption of the proposed ordinance.

PLANNING COMMISSION

Planning Commission held a public hearing on August 19, 2020. No one spoke on the request.

Planning Commission recommended to City Council by a vote of 6-0-1, to amend 21-749(a)3 of the Zoning Ordinance to prohibit floating and stationary balloons, a string of flags, sail/feather signs, inflated devices or other similar moving devices, as well as costumes and signs held or worn by a person that is in motion by any means, including fluttering or rotating as outlined in the attached ordinance.

CITY COUNCIL PUBLIC HEARING

A City Council public hearing is scheduled for their regular meeting on September 10, 2020, in the Council Chambers of Stryker Center at 2:00 p.m. Should the COVID-19 restrictions imposed by the Governor of Virginia change, City Council may hold this meeting electronically. In that event, written comments will be accepted by City Council by sending an email to virtualcitycouncil@williamsburgva.gov. Members of the public may participate in the meeting. Please check the City's website at www.williamsburgva.gov for more information prior to the meeting.

Carolyn A. Murphy

Carolyn A. Murphy, AICP
Planning and Codes Compliance Director

ORDINANCE #20-__
PROPOSED ORDINANCE #20-

AN ORDINANCE AMENDING CHAPTER 21, ZONING,
(PCR #20-008)

These revisions to Chapter 21, Zoning, are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article VI. Signs, Sec. 21-749. – Signs prohibited in all sign districts, shall be amended to read as follows:

ARTICLE VI. SIGNS

Sec. 21-749. Signs prohibited in all sign districts.

(a) The following types of signs are prohibited in all sign districts.

(3) Any sign that consists of pennants, ribbons, spinners, blades, inflatables, floating and stationary balloons, a string of flags, sail/feather signs, inflated devices or other similar moving devices, as well as costumes and signs held or worn by a person that is in motion by any means, including fluttering or rotating. ~~These devices, when not part of any sign, are similarly prohibited.~~

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted:

_____
Douglas G. Pons, Mayor

Attest: _____
Sandi Filicko, Clerk of Council

[PC\PCR\2020\20-008 OD1]

CITY OF WILLIAMSBURG
MEMORANDUM

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